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FRASER COAST REGIONAL COUNCIL – PLANNING SCHEME REVIEW (STAGE 2) – OUTCOMES REPORT

FRASER COAST REGIONAL COUNCIL

PERKINS PLANNING PTY LTD

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Table of Contents

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Table of Figures

List of Tables

Executive Summary

Fraser Coast Regional Council is reviewing its current planning scheme. The review is in four stages. Stage 1, the Demographic and Economic Trends Analysis was delivered by KPMG in August 2020. Stage 2, which this report addresses, involved the release of a Discussion Paper for public feedback and internal/external workshops to obtain input on the planning scheme's current operation. It also included a technical audit of the current planning scheme to identify any data gaps/issues that may need to be addressed in further subsequent investigations and more fundamentally whether the current planning scheme is delivering development and infrastructure outcomes that are consistent with current community, industry and Council expectations.

In summary:

- The existing planning scheme's structure is fundamentally sound.
- Nevertheless, content improvements to the current planning scheme are required to appropriately integrate all State Planning Policy state interests and ensure that the liveability outcomes, identified in the KPMG report and reflected in the community, industry and Council feedback received are delivered.
- There is a need to improve the information base on which the planning scheme relies (through updating existing studies and mapping, and preparing new studies) so that the quality of, and confidence in, the scheme is high.
- There is a need for all relevant departments within Council to fully participate in the planning scheme review to ensure the appropriate integration of information, resolution of competing interests, and to build a shared ownership of the revised planning scheme.
- Ongoing industry and community participation will also be important to ensure that the revised content is consistent with community and industry expectations.

To elaborate on the above, the following actions are recommended:

Improve the information base to address information gaps and planning scheme opportunities:

Section 2 of this report contains a series of recommendations grouped under the headings of:

- Improve the liveability of our neighbourhoods;
- Housing diversity and choice;
- Protect natural environment;
- Improve resilience to natural hazards;
- Efficient planning and delivery of infrastructure; and
- Support the creation of employment opportunities.

Refine the Planning Scheme's structure and content

Some Suggested Guiding Principles and Actions

- The planning scheme provisions applying to small rural communities compared to those applying to Hervey Bay and Maryborough should be identifiably different (less complex and locality specific).

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Page 1

- Focus on preparing more detailed local area based plans as the way to:
    - o Resolve conflicts between overlays and development outcomes;
    - o Identify and protect infrastructure and ecological/open space corridors;
    - o Deliver orderly development (which will reduce initial and on-going Council and community costs and increase liveability).

- Review the Local Government Infrastructure Plan to align with the revised planning scheme.
- Identify and facilitate large enterprise/employment areas (industrial; renewable energy; primary production).
- Identify and facilitate major tourism precincts (Esplanade; Urangan boat harbour etc).
- Incorporate walkable neighbourhoods principles in all new residential subdivisions.
- Incorporate provisions requiring a mix of lot sizes and an avoidance of concentrations of one size.
- Review building heights and densities and consider minimum acceptable development outcomes in key areas so as to not squander scarce resources.
- Incorporate strategic framework content in codes to ensure their applicability to code assessable development.

Section 2 of this report also contains a series of recommendations grouped under the headings of:

- Make the planning scheme easier to use; Planning scheme drafting; Legal/third party review; and
- Community engagement.

The financial commitment required is very significant as detailed in **Table 2-1** in **Section 2**. **Section 2.3** provides some commentary on staging and priorities over the next two years. Similarly, the officer commitment required is also significant as noted in **Section 2.2**.

Table 2-2 provides a range of other general recommendations for consideration relating to:

- Corporate planning knowledge;
- Preparing user guides;
- Evaluating performance; and
- Adopting a whole of Council approach.

1 Introduction

The Fraser Coast Planning Scheme 2014 ("planning scheme") sets out the preferred land use strategy for the region. It seeks to achieve ecological sustainability and better outcomes for people, places, the environment, and the economy. In August 2020 Perkins Planning was commissioned by Fraser Coast Regional Council ("Council") to provide input into a Discussion Paper for community feedback, undertake targeted consultation and prepare an audit of the planning scheme to assist in determining whether the current planning scheme is delivering development and infrastructure outcomes that are consistent with current community, industry, and Council expectations. The purpose of this project is to evaluate the technical performance of the planning scheme and to identify the scope of further strategic work that may be required to address any technical issues found. The audit aligns with the *Planning Act 2016* ("PA") requirement that planning schemes be reviewed every 10 years.

The review of the planning scheme has been divided in four stages (refer **Figure 1-1**). Stage 1, the Demographic and Economic Trends Analysis was delivered by KPMG in August 2020. Stage 2, which this report addresses, involved the release of a Discussion Paper for public feedback and internal/external workshops to obtain input on the planning scheme's current operation. It also includes the audit of the current planning scheme to identify any data gaps/issues that may need to be addressed in further subsequent investigations. Beyond the scope of the current brief, Stage 3 will include any required planning scheme amendment drafting and Stage 4 will include the formal amendment and adoption process.

To the extent that changes to the planning scheme are considered necessary, this audit identifies the nature of supporting studies and work required to respond to issues regarding the current planning scheme.

1.1   Scope and Objectives of Stage 2

The scope of this "Outcomes Report" is to present the findings from Stage 2 – Planning Scheme Audit and Discussion Paper (refer **Figure 1-1**).   It involves the review and evaluation of policy, strategy and background studies undertaken since the planning scheme commenced in 2014, along with the consultation findings on the Discussion Paper. Specifically, this project seeks to:

- review and set the strategic direction for the Fraser Coast;
- consider whether the current planning scheme is delivering development and infrastructure outcomes, which are consistent with current community, industry, and Council expectations;
- discuss and consider alternative approaches and outcomes to address those areas that have not delivered; and
- review planning scheme provision in the context of the various geographies and emerging development trends being experienced across the Fraser Coast.

Figure 1-1. Overview of current scheme review process and current stage.

1.2   Report Structure

The report is structured into the following sections:

- Section 1 – Introduction;
- Section 2 – Recommendations;
- Section 3 – Methodology;
- Section 4 – Literature and Policy Review;
- Section 5 – The Planning Act (PA) and Requirements for Planning Schemes;
- Section 6 – Consultation Findings; and
- Section 7 – Planning Scheme Audit;
- Section 8 – Key References.

2 Recommendations

This section of the report identifies recommendations arising from a review of the Stage 1 work, all submissions received, outputs from workshops, and the planning scheme audit. It addresses:

- 2.1 - Recommendations for the planning scheme review;
- 2.2 - Risks and benefits associated with proceeding/ not proceeding with proposed changes; and
- 2.3 - Recommendations for the Scope of Works for Stage 3 of the Planning Scheme review project and prioritisation of proposed actions.

2.1   Recommendations for the planning scheme review

The following tables outline recommendations for the planning scheme review in order to respond to consultation findings and the planning scheme audit to improve planning policy for the Fraser Coast.

The tables also provide an indicative budget for the recommended actions. The exact allocation is best achieved through the preparation of more detailed briefs for the different actions.

Table 2-1: Bodies of work required to address information gaps and planning scheme opportunities

NUMBER	ACTIONS	INDICATIVE BUDGET
1.	**Improve the liveability of our neighbourhoods**	
1.1 Review of Principal Centre Local Area Plans:		
1.1(a)	Maryborough Local Area Plan • Masterplan for the CBD. • Review boundary of CBD and facilitate appropriate land uses through levels of assessment and codes. *Refer to **Appendix 1** for extent of local area plan.*	$50,000
1.1(b)	Pialba Local Area Plan • Amend to reflect new Master Plan under development. *Timing Dependent upon finalisation of the CBD Master Plan.* *Refer to **Appendix 1** for extent of local area plan.*	$50,000
1.2 Review of existing local area plans to reflect actual growth and improve level of details for infrastructure and constraints:		
1.2(a)	Eli Waters/Dundowran – • Review in the context of revised constraints, development approvals and infrastructure delivered. *Refer to **Appendix 1** for extent of local area plan*	$50,000
1.2(b)	Kawungan North East – • Internal review to update zones to reflect approvals and development of the area. *Refer to **Appendix 1** for extent of local area plan.*	TBD
1.2(c)	Nikenbah – • Introduce infrastructure layer.	$50,000

NUMBER	ACTIONS	INDICATIVE BUDGET
	• Investigate expansion of plan area to reflect the role of the sports precinct and surrounding infrastructure. • Update to reflect development, which has occurred. *Refer to **Appendix 1** for extent of local area plan.*	
1.2(d)	St Helens – • Internal review. • Introduce infrastructure layer. *Timing subject to development approvals being acted upon.* *Refer to **Appendix 1** for extent of local area plan.*	TBD
1.2(e)	Doolong Flats/Ghost Hill – • Internal review. • Remove LAP and align zoning with development that has occurred and approvals. *Refer to **Appendix 1** for extent of local area plan.*	TBD
1.3 Create new local area plans for small communities as an extension of community planning projects:		
1.3(a)	Tiaro – • Address issues and opportunities associated with the Highway Bypass including, but not limited to, potential for industry uses adjoining the highway, levels of assessment to promote maintenance of the town centre, residential land supply. *Refer to **Appendix 1** for indicative extent of local area plan*	$50,000
1.3 (b)	Burrum Heads – • Review in the context of development that has occurred and updated natural hazard mapping. • Consider locations for additional commercial and community zoned land to support future residents in the area. *Refer to **Appendix 1** for indicative extent of local area plan*	$50,000
1.3 (c)	Glenwood – • Review the extent of neighbourhood centre and community zoned land to determine if additional land is required to support ongoing residential growth in Glenwood. • Review level of assessment to ensure an appropriate variety of activities are able to establish in these zones. • *Refer to **Appendix 1** for indicative extent of local area plan.*	$50,000
1.4 New LAPs for areas identified through development proposals and assessment issues:		
1.4(a)	Torquay, Scarness and Urangan – • Individual LAP's for each tourism node to reflect a compilation of existing background studies/plans (Esplanade Master Plan, coastal futures, updated flood mapping, parking strategy, Hervey Bay Neighbourhood Character Study, Building Height Review, etc.) *Timing dependent on completion of other studies/plans.*	$50,000

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NUMBER	ACTIONS	INDICATIVE BUDGET
	*Refer to **Appendix 1** for indicative extent of local area plan.*	
1.4(b)	Tinana – • Examine infrastructure delivery and sequencing issues. • Address conflicts between the protection of koala habitat and the existing zoning development outcomes. *Refer to **Appendix 1** for indicative extent of local area plan.*	$50,000
1.4(c)	Booral/River Heads – • Examine infrastructure delivery and sequencing issues. • Identify rural residential infill opportunities and limitations as identified in the Rural Residential Land Strategy. • Implement findings of the Onsite Sewerage System Strategy. *Refer to **Appendix 1** for indicative extent of local area plan*	$50,000
1.4(d)	Maryborough Hervey Bay Road to Nikenbah Road – • Investigate as a potential urban designation. *Timing dependent on completion of other studies/plans including the Regional Plan review.* *Refer to **Appendix 1** for indicative extent of local area plan.*	TBD
1.4(e)	Dooloong South – • Resolve infrastructure design and sequencing. • Identify constraints to development. *Refer to **Appendix 1** for indicative extent of local area plan*	$50,000
1.4(f)	Maryborough West industry area – • Future action - subject to completion of Industry Land Study and Regional Plan review completion. *Refer to **Appendix 1** for indicative extent of local area plan*	$100,000
Sub-total 'local area planning' component		$650,000
1.5	**Indigenous cultural heritage** Engage with the Butchulla people to establish how the planning scheme can effectively recognise and help protect places and items of indigenous cultural heritage significance. *Subject to further collaboration with the State through the Regional Plan Review project.*	$50,000
Sub-total 'Improve the liveability of our neighbourhoods' component (includes Sub-total 'local area planning'		**$700,000**
2. Housing diversity and choice		
2.1	**Housing, land supply & diversity** Undertake an assessment to align demographic projections for Fraser Coast with likely housing needs and preferences, and information about land and housing supply/availability (building on the KPMG report). This would seek to provide quantitative information about land and housing requirements in different parts of the region to inform land use allocation and infrastructure planning decisions and should also provide finer-	$200,000

NUMBER	ACTIONS	INDICATIVE BUDGET
	grained insights into the range of housing types the planning scheme should provide for. The project should provide an evidence base to support a range of measures to encourage greater housing diversity and will include: • A Housing Needs Assessment in accordance with the State interest guideline – Housing Supply and Diversity. • Constraints analysis of available vacant land to establish a realistic land supply estimate. • Assessment of the feasibility of development under the current (and any proposed) assessment benchmarks to identify opportunities to encourage greater housing diversity. • Review of all zoning to ensure it is accurately reflecting its desired outcome. E.g. compatible underlying tenure, native title status, etc. • Sections addressing – o Rural residential land supply o Infill opportunities o Lot sizes and desired development outcomes o Integration of the State Government's Walkable Neighbourhood Code. • If insufficient supply, investigate opportunities to look more broadly to fill the need to resolve conflicts between constraints and growth pressures. • Identify planning scheme measures that have the greatest effect on land and housing costs and make any necessary adjustments (e.g. lot sizes, civil works standards, infrastructure charges, car parking requirements, plot ratios, density standards, etc.). • Consideration of the new Wide Bay Burnett Regional Plan once finalised.	
2.2	**Sub-tropical and sustainability design guidelines** • Assemble a package of design guidelines (from existing published and on-line sources and successful local experience) for designing climatically-appropriate buildings in a sub-tropical environment, to optimise the comfort and health of occupants while minimising reliance on energy-intensive air-conditioning and heating and review residential development codes to incorporate sub-tropical design and sustainability principles. • Embed design guidelines in codes to obtain improved development outcomes. • Guidelines for low-medium rise houses and high rise buildings.	$25,000
2.3	**Building height review** Overall review of building height across local government area. • Exercise includes – o Workshop; or	$60,000

NUMBER	ACTIONS	INDICATIVE BUDGET
	○ GIS mapping based exercise/mapping inputs; and ○ Community consultation.	
Sub-total 'housing diversity and choice' component		**$285,000**
3. Protect the natural environment		
3.1	**Connecting Fraser Coast project** • Establish multi-purpose corridors for the urban footprint and urban fringe. • Use project findings to inform local area plans and the Matters of Local Environmental Significance ('MLES').	$50,000
3.2	**Undertake localised Regional ecosystem mapping** • To the extent of the urban footprint and urban fringe. *note – prerequisite for development of MLES and bushfire mapping.*	$80,000
3.3	**Map matters of local environmental significance** • Koala habitat. • Locally significant species. • Local wetlands. • Corridors from the Connecting Fraser Coast project. This will inform the drafting of an overlay code, local area planning and a vegetation offset policy.	$25,000
3.4	**Implementation of Council's strategies**	
3.4(a)	Water quality • Integration of strategy into the planning scheme.	$15,000
3.4(b)	Open Space Strategy • Integration of strategy into the planning scheme and Local Government Infrastructure Plan ('LGIP')	$10,000
Sub-total 'protect the natural environment' component		**$180,000**
4. Improve resilience to natural hazards		
4.1	**Bushfire** • Develop locally refined mapping for greater accuracy. • Develop bushfire management solutions for transitional zones. • Update overlay code to a risk based framework in accordance with the State Planning Policy ('SPP').	$80,000
4.2	**Coastal** • Update overlay code and mapping to a risk based framework in accordance with the SPP. • Implantation of the Coastal Future Land Use Planning recommendations.	$50,000
4.3	**Flood** • Update overlay code and mapping to a risk based framework in accordance with the SPP. *Subject to completion of the Tooan Tooan Creek Flood Mitigation investigation.*	$60,000

NUMBER	ACTIONS	INDICATIVE BUDGET
Sub-total 'improve resilience to natural hazards' component		**$190,000**
5. Efficiently plan for and deliver infrastructure		
5.1	**Review of the LGIP** • Assumes review to be managed internally by Council staff to review – o All infrastructure networks (transport, water, sewerage, park drainage and community facilities). o Infrastructure charges. • Consultant to undertake sections of work and to provide contemporary strategic advice for elements of the review. • Need to determine complexity of each network and whether it warrants bodies of work for the following networks: o Transport o Water o Sewerage o Park o Drainage o Community facilities.	$200,000
5.2	**Update the Planning Scheme Policy for Development Works** • To be undertaken partially internally and externally. • Required to improve the clarity and certainty of infrastructure design and construction requirements in the region.	$50,000
5.3	**Identify long-term (to 2050) infrastructure corridors** • Works to be undertaken internally.	Nil
5.4	**Implementation of Council's infrastructure strategies**	
5.4(a)	On-site sewerage facility ('OSSF') strategy: • Extend on strategy to identify cumulative impacts in "hotspot" locations. • Introduce assessment requirements to mitigate medium and high-risk areas. • Develop overlay maps to identify risk categories for properties.	$60,000
5.4(b)	Active transport strategy. Creation of an overlay and code to consider – • Footpath networks and standards. • Road corridor landscaping and amenity requirements. • Origin and destination areas. • State Government's Walkable Neighbourhoods provisions (Schedule 12A 'Assessment benchmarks for particular reconfiguring a lot' in *Planning Regulation 2017*).	$50,000

NUMBER	ACTIONS	INDICATIVE BUDGET
	• Incorporate a higher order active transport plan into the Strategic Framework.	
Sub-total 'efficient planning and delivery of infrastructure' component		**$360,000**
6.	**Support the creation of employment opportunities**	
6.1	**Industrial development opportunities** For the emerging industrial development opportunities (already identified by Council's Economic Development section) which Fraser Coast is well-placed to pursue identify: • their land area, site characteristics, location (including separation and buffering) and infrastructure requirements; and • opportunities to allocate and zone land for such development. *The indicative proposed budget is a contribution towards the project and recognises that the land use planning deliverables are a component of a broader range of project deliverables. The project requires a collaborative approach between State Government Councils Economic Development Department, and Private Industry.*	$100,000
6.2	**Rural futures study** • Review current circumstances and anticipated conditions for the agricultural sectors in Fraser Coast. • Identify emerging opportunities. • Audit land availability to account for current land use and the existing and approved extent of urban development. • Consider changing rural industries. • Integrate Council's Water Reuse Strategy. • Update and refine Agricultural land mapping. • Encourage compatible value adding activities. *The indicative proposed budget is a contribution towards the project and recognises that the land use planning deliverables are a component of a broader range of project deliverables. The project requires a collaborative approach between State Government Councils Economic Development Department, Industry Groups and Private Land Owners.*	$100,000
Sub-total 'support the creation of employment opportunities' component		**$200,000**
7. Make the planning scheme easier to use		
7.1	**Eplanning** • Set up Technology One Plan module.	TBD
7.2	**Mapping** • Update all mapping and development of new mapping layers. *Indicative notional budget based on approx. 1,000 hours.*	$100,000
Sub-total 'make the planning scheme easier to use' component		**$100,000**
8.	**Planning scheme drafting**	

NUMBER	ACTIONS	INDICATIVE BUDGET
8.1	**Planning scheme drafting** • Technical drafting of all proposed amendments to the planning scheme having regard to **Appendix 5**. • To be undertaken partially internally by 2 dedicated project staff and external temp/contractor/ consultant staff.	$200,000
8.2	**Graphic design and desktop publishing** Engage contractor on an as needed basis.	$25,000
Sub-total 'planning scheme drafting' component		**$225,000**
9.	**Legal/Third Party Review**	
9.1	**Third party review of final draft planning scheme** • Legal review. • Other relevant stakeholder review.	$50,000
9.2	**LGIP statutory third party review** • To engage a statutory third party reviewer.	$20,000
Sub-total 'legal/third party review' component		**$70,000**
10.	**Community engagement**	
10.1	**Statutory notification process** • Requirement to notify every property owner for changes to zoning and for natural hazards mapping changes. * *Postage and contractor for amendment notification. Approximately 38,000 impacted property owners for coastal and flood mapping changes @ $1.80 each.*	$70,000
10.2	**General community engagement** • Includes venues, catering, promotional materials, online advertising, staff overtime, etc. • Individual land owner notification. • Topic specific consultation (e.g. housing, rural futures projects). • Pop ups in towns. • Stage 3: Preparation of studies – requires specific stakeholder engagement. • Stage 4: Each package merges together.	TBD (approx. $50,000)
Sub-total 'community engagement' component		**$120,000**
Total		**$2,430,000**

Table 2-2: Other general recommendations

NUMBER	ACTIONS	NOTIONAL BUDGET
General recommendations for future consideration		
11.1	**Corporate planning knowledge - capture all data regarding planning into a consolidated council database or "dashboard"**	Nil – Internal

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 12

NUMBER	ACTIONS	NOTIONAL BUDGET
	A consolidated database would be beneficial (e.g. council intranet page) to capture all data and studies that may inform the planning scheme and be readily shared and accessed by council staff, including: • links to all major studies; • ABS data sets; • GIS datasets.	
11.2	**Prepare an updated planning scheme and development application user guide** • For common development applications and to identify preferred processes and information requirements (noting that additional detail about the latter is for SC6.4 - Planning scheme policy for information that the Council may seek from applicants).	Nil – internal
11.3	**Annual performance evaluation** • Continue to monitor and evaluate the performance of the planning scheme (e.g. on-line log of issues identified by development assessment officer), review periodically, and address findings of performance evaluation on an annual basis. • Continue a regular programme of planning scheme amendments to collect update and consolidate required changes on an orderly rather than ad hoc basis.	Nil – Internal
11.4	**Whole of Council approach** • Ensure alignment of current and future Council strategies as they are reviewed and developed.	Nil – Internal

It is noted that a significant level of finer-grained, locally specific planning work is recommended to be a feature of the new planning scheme. Local/neighbourhood plans may need to be undertaken by external consultant teams to help keep the overall planning scheme review programme on track. The indicative budget identified at **Table 2-1** above for the 'local area planning' component is based on an allowance of $50,000 / local plan where no detailed infrastructure assessment is required and $100,000 / local plan where such assessment is required.

As noted above, it is recommended that a dedicated small full-time team of two Council planning officers be assigned to undertake the management and coordination of supporting investigations and the core scheme drafting task. External drafting assistance and potentially GIS assistance, is likely to be required due to limited available internal resources. External technical assistance for the LGIP review is likely to be required and is recommended.

Council Officer working groups have been established to advise and provide specialist assistance to the core review team. These working groups contain expertise in engineering and infrastructure, open space planning and management, community services and social planning, and economic development and tourism. Council has limitations in many of these fields and recent experiences with planning scheme working groups has highlighted a significant risk due to differences in organisation priorities and staff resourcing deficiencies. Reference group members should be expected to review draft planning scheme content prepared by the core review team, with a view to helping to ensure the "technical" rigour of particular codes and planning scheme policies. It needs to be recognised that the scope for more intensive involvement in the planning scheme review by staff from other units is limited by the resources, workloads and other priorities of their units.

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 13

2.2 Risks and benefits associated with proceeding/not proceeding with proposed changes

Realistically, by the time the full planning scheme review process has been completed and the new planning scheme comes into effect, it is likely that the current planning scheme will be nearly a decade old since its initial commencement on 28 January 2014 and the information on which it was based will be older still. At one level then, undertaking all or some of the proposed changes to the planning scheme discussed in this report simply represents Council's response to its statutory obligation to review the planning scheme under section 25(1) of the PA[1]. It is to Council's credit that it has initiated the planning scheme review project now, in advance of the statutory ten year milestone.

As noted in this report, the State government is in the process of reviewing the current 2011 regional plan. The regional plan review is responding to similar demographic, economic and environmental forces to those referred to throughout this report. Section 8(4) of the PA provides that a regional plan applies instead of a planning scheme to the extent of any inconsistency. The new regional plan is likely to commence during the planning scheme review process. There is therefore a potential risk that the new regional plan will commence with regional policy settings that differ from the direction being taken by the local policy settings for the new planning scheme. This is a risk that is manageable by maintaining regular contact between the regional plan review project team and the planning scheme review project team (and in any event is likely to be corrected in favour of the regional plan during the State interest review of the new planning scheme!).

There is a greater risk of there being a policy and evidence gap between the new regional plan and the 2014 planning scheme, if action is deferred on the changes discussed in this report. At the least, such inconsistencies may give rise to a level of uncertainty and unclear expectations about decision making on development matters, within the community and the development industry. In some cases, it may lead to Council decisions being overturned in Court on the basis of the inconsistency. On a positive note, there may be opportunities to share data, community consultation feedback and background study results and recommendations between the regional and local projects.

Not proceeding with the changes discussed in this report also means, in effect, not responding to the changing environmental conditions, economic and social circumstances, and evolving community concerns and preferences identified by the investigations and consultations undertaken to date and summarised here.

Separate to the points made above, a significant risk in overall project terms is attempting to do too much work on too many fronts in too short a short time, which may result in:

- Having insufficient resources, or insufficient suitably qualified and experienced resources, to undertake, supervise, review and approve the work;
- Alternatively, overloading key staff responsible for undertaking or project-managing the work;

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[1] PA, section 25(1) states:
"(1) A local government must—
(a) review its planning scheme within 10 years after—
(i) the planning scheme was made; or
(ii) if the planning scheme has been reviewed—the planning scheme was last reviewed; and
(b) decide, based on that review, whether to amend or replace the planning scheme."

- Under-resourcing and rushing important components of work that need time to be done thoroughly, resulting in an ineffective use of time and money, and projects that may be formally "ticked off" as having been completed but that have outcomes of limited value for the planning scheme; and
- Inability to adequately review, absorb, adopt and integrate the different strands of work to produce planning scheme measures with a consistency of policy detail, drafting language and style, and regulatory "weight" or effectiveness.

To manage this risk, it is important that the Council identify the discrete projects and components of the planning scheme requiring amendment or updating that are of most importance to the organisation and the community, and that will make the greatest difference to the value of the planning scheme. As it is unlikely sufficient resources will be available to complete all the recommended works as part of stages 3 & 4 of the review project, it is recommended Council prioritise a short, medium and longer term scheduling of works.

2.3   Recommendations for the Scope of Works for Stage 3 of the Planning Scheme review project and prioritisation of proposed actions

The matters identified in the tables in **Section 2.1** above represent a scope of works for Stage 3 of the planning scheme review project.

Typically the studies to fill the information gaps (sections 1 to 6 at **Table 2-1**) would be the first priority, followed by the planning scheme amendment drafting work (sections 8 and 9 at **Table 2-1**), with the performance evaluation system (Section 11.3 at **Table 2-2**) established following commencement of the new planning scheme. In practice, much of the planning scheme drafting work for which a sufficient information base already exists can be done in parallel with or even before the studies are complete. The improved user assistance measures and the corporate planning knowledge database (section 7 at **Table 2-1**and sections 11.1 and 11.2at **Table 2-2**) would be valuable assets at all times but are not necessarily "priorities" to enable the planning scheme review project to move forward.

The staging of work on the review of local plans is an obvious opportunity to stage budget expenditure over the next two years. Priority should be given to those local plans dealing with:

- the highest level of development pressure and development constraint; and/or
- the highest priority economic development opportunities.

3 Methodology

3.1 Background

The following methodology was adopted to deliver Stage 2 – Discussion Paper and Planning Scheme Audit (refer to **Figure 3.1**).

Figure 3-1. Overview of project methodology, including tasks, timing and key steps.

TASKS	TIMING	KEY STEPS
Task 1 – Project Inception Meeting	26 August 2020	> Project Inception Meeting
Task 2 –Peer review of the draft Discussion Paper prior to public release	2 Sept – 7 October 2020	> Peer Review of Discussion Paper based on content; structure; legibility; expression; graphics/mapping
Task 3 – Facilitate Workshops with Internal and External Stakeholder Groups	7 October – 8 October 2020	> Release Discussion Paper for community feedback (refer **Appendix 2**); > Internal Workshop with Council Officers (7 October); > Presentation to Councillor Workshops (7-8 October); > Facilitate Stakeholder Workshops (7-8 October) > Record Meeting Minutes
Task 4 – Preliminary technical audit of Current Planning Scheme and preparation of a Draft Outcomes Report	9 October – 4December 2020	> Review current Fraser Coast Planning Scheme 2014 based on identified principles > Discussion Paper comments due 13 November 2020; > Councillor Workshop (12 November 2020); > Preparation of a Draft Outcomes Report for Council Review
Task 5 - Council Review	end January, February 2021	> Council review of Draft Outcomes Report
Task 6 – Project Close and Presentation	2 March 2021	> Prepare Final Outcomes Report > Present Final Outcomes Report to Councillors, Council and Key Stakeholders

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 16

3.2   Preliminary technical audit of Current Planning Scheme and preparation of draft Outcomes Report (Task 4)

This report documents Task 4 of Stage 2, which involved a preliminary audit of the current planning scheme to evaluate the technical performance of the planning scheme and identify the scope of further strategic work required to address any technical issues found. Audit/benchmark the planning scheme focused on high level issues and opportunities associated with the following:

- Statutory: assess scheme performance based on legislative requirements under the PA and *Planning Regulation 2017* ("PR"), including alignment with State Planning Instruments (including the State Planning Policy July 2017 ("SPP") and Wide Bay Burnett Regional Plan) and identification of strategic outcomes/assessment benchmarks;
- Consultation: determine how the planning scheme performs against key issues arising from Stakeholder Consultation - Task 3;
- Best practice principles and responsiveness to new trends: identify performance based on an assessment of best practice principles arising from literature review/trend analysis – Task 2A;
- Technical Review: Review scheme based on principles included in the Departmental Guideline titled: Drafting a Planning Scheme – Guidance for local governments, including whether the scheme has been drafted to be:
    - o   Efficient;
    - o   Effective;
    - o   Transparent;
    - o   Integrated and coordinated;
    - o   Accountable;
    - o   Outcome focused and positive.

- Legal Learnings: Identify opportunities to improve performance of the planning scheme in the context of recent Planning and Environment Court Judgements;
- Structural: Identify opportunities for improving the structure and delivery format (content and mapping) in light of the removal of mandatory Queensland Planning Provision ("QPP") requirements and the dominance of online access over hard copies, while also addressing principles in the Drafting a Planning Scheme – Guidance for local governments;
- Graphics/Mapping: Identify whether Graphics and Mapping has been successfully used to explain key concepts; and
- New Technologies: Identify options to use new technologies to convey scheme concepts.

Prepare a draft Outcomes Report which summarises the above findings and provides:

- Recommendations on components of the planning scheme that warrant review/ amendment are made noting that consideration will need to be given to whether any changes should be addressed as per the Minister's Guidelines and Rules for making or amending a planning scheme, including:
- Administrative amendment;
- Minor amendment to the existing scheme;
- Qualified State interest amendment;

- Major amendment to the existing scheme; or
- Making a new planning scheme.
- Recommendations for responses to submissions;
- Estimated cost/ resources required for proposed changes;
- Risks and benefits associated with proceeding/ not proceeding with proposed changes;
- Recommendations for the Scope of Works for Stage 3 of the Planning Scheme review project and prioritisation of proposed works.

Following Council review of the draft Outcomes Report, the final Outcomes Report is to be prepared (Task 5) and presented to Council in workshop format (Task 6).

4 Literature and Policy Review

4.1 Introduction

Literature and policy prepared over the last six years relevant to the planning scheme and regulation of development, was reviewed to inform the audit of the planning scheme and the identification of audit principles. The reports/plans that were reviewed include:

Overview

- Insight into the Future of Fraser Coast - Demographic and Economic Trend Analysis (KPMG, 2020).

Governance

- Fraser Coast Regional Council Corporate Plan 2018 – 2031 (Fraser Coast Regional Council, 2020);
- Wide Bay Burnett Regional Plan (Queensland Government, 2011).

Economic

- Fraser Coast Economic Roadmap – Building Better Communities Beyond 2030 (R Marketing Group);
- Hervey Bay CBD Urban Renewal Master Plan (GHD, 2015);
- Drones Strategy 2018-2023 (Aviation Projects and AEC);
- Fraser Coast Airports Master Plan 2011-2031 (Fraser Coast Regional Council).

Liveability

- Fraser Coast Smart Communities Plan – 2019 and 2023 (Fraser Coast Regional Council, 2019);
- Walk and Cycle Strategy 2015 (Fraser Coast Regional Council);
- Mary to Bay Rail Trail – Trail Development Plan 2019 (Mike Halliburton Associates and Transplan Pty Ltd);
- Fraser Coast Regional Council Active Travel Strategy 2020 (Fraser Coast Regional Council, 2020);
- Fraser Coast Youth Strategy 2015 (Fraser Coast Regional Council);
- Culture Strategy – 2015-2019 (Fraser Coast Regional Council);
- Fraser Coast Regional Events Strategy 2014-2020 (Fraser Coast Regional Council) ;
- Greening the Fraser Coast – A Strategy for Streetscapes (JFP Urban Consultants, 2020);
- Fraser Coast Regional Council – Maryborough and Hervey Bay Parking Strategy 2019-2038 – Stage 3: Parking Strategy Report (Bitzios Consulting, 2019);
- Fraser Coast Waterbody Management Strategy (DesignFlow, 2020);
- Mary Regional Resilience Strategy – A coordinated catchment (Queensland Government, 2020);
- Park Infrastructure and Enhancement Plans (Fraser Coast Regional Council).

Liveability/ Environment

- On-Site Sewerage Facility Risk and Strategy 2019 (Taylor Environmental).

Housing

- Urangan South Land Use Strategy and Local Area Plan – Draft Structure Plan Report (Cardno, 2019);
- Fraser Coast Rural Residential Strategy Project – Volume 1: Fraser Coast Rural Residential Strategy (Ethos Urban, 2019).

Cultural Heritage

- Heritage Register Review (Converge Heritage + Community, 2017)

Tourism

- Hervey Bay Esplanade Tourist Precinct Master Plan – Master Plan Report 2015;
- Recreational Vehicle (RV) Strategy 2019 (Fraser Coast Regional Council);
- Camping Strategy 2015 (Fraser Coast Regional Council);
- Fraser Coast Regional Wayfinding and Content Management Strategy 2019 (Fraser Coast Regional Council).

The following background studies for the Fraser Coast Planning Scheme 2014 were also reviewed to consider their potential to inform a review of the planning scheme:

- Built Form and Urban Design Report (AECOM, June 2011)
- Community Health and Wellbeing Assessment (Briggs & Mortar, August 2011)
- Flood Study – Flooding from Local Watercourses (GHD, June 2011)
- Fraser Coast Activity Centres and Employment Strategy (Economic Associates, August 2011)
- Habitat and Biodiversity (GHD, February 2011)
- Housing Needs Assessment (Buckley Vann & Briggs and Mortar, March 2011)
- Social Infrastructure Needs Assessment (Briggs and Mortar, August 2011),
- Integrated Transport Study (GHD, April 2011)
- Landscape Character Study (AECOM, June 2011)
- Urban Open Space Strategy: Desired Standards of Service (John Wood Consultancy Services, March 2011)
- Urban Open Space Strategy: Gaps Analysis, Strategies and Indicative Costs (John Wood Consultancy Services, March 2011).

A brief summary of 'Insight into the Future of Fraser Coast - Demographic and Economic Trend Analysis (KPMG, 2020)' is provided at **Section 4.2** below, and a summary of all other reports/plans is provided at **Appendix 3**.

At the time of preparing this report, the following studies had commenced but were not available in final form and as such have not been addressed in this report:

Environment

- *Vegetation Management Framework – Discussion Paper;*
- *Fraser Coast Regional Water Quality Strategy;*
- *Pulgul Sewage Treatment Plant Upgrade;*
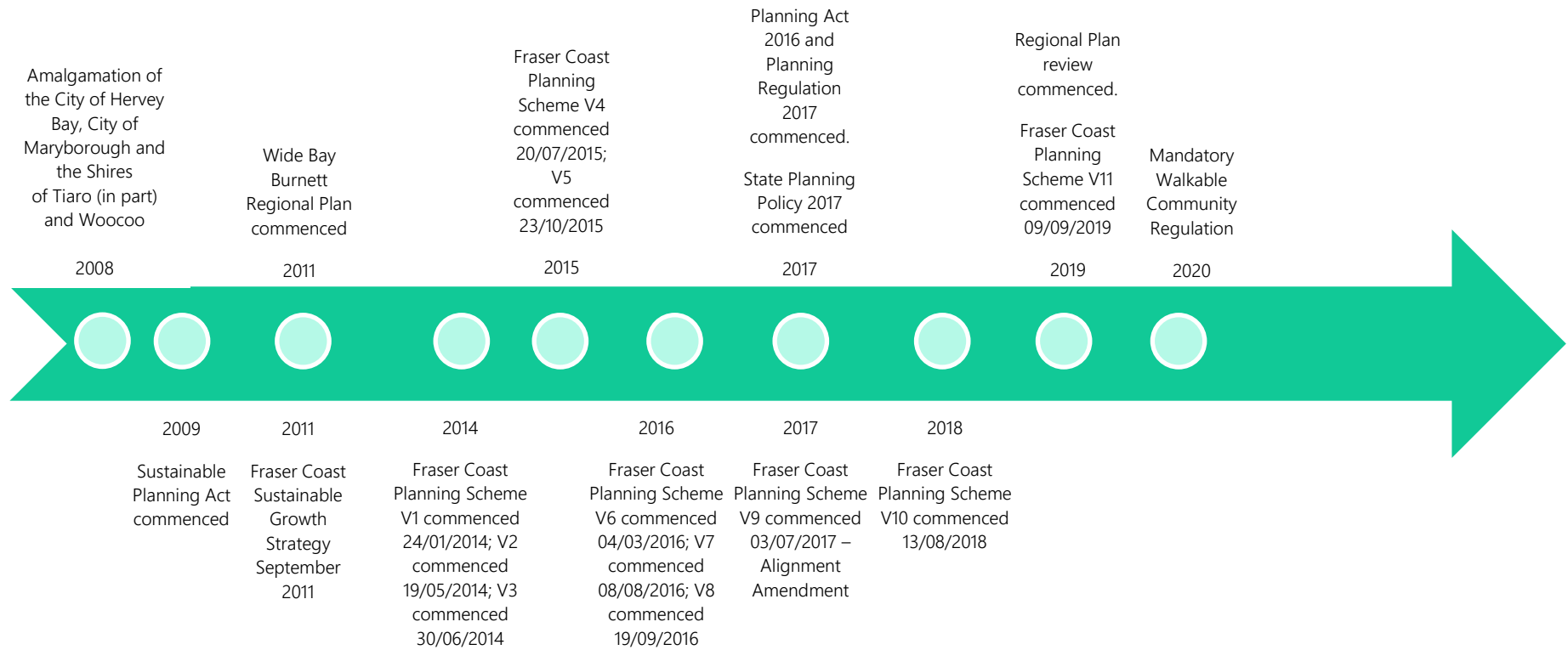- *Biosolids Strategy.*

Liveability

- *Fraser Coast Regional Council Open Space Strategy;*
- *Flood Risk Based Planning Report – Technical Report;*
- *Hervey Bay Aquatic Centre Master Plan;*
- *Community Plans for Glenwood, Tiaro, Poona and Burrum Heads;*
- *Hervey Bay Character Study;*
- *Coastal Hazard Adaptation Strategy;*
- *Water Supply Security Strategy;*
- *Recycled Water Strategy.*

The outcomes of these studies are essential to establishing the policy basis and content for components of the planning scheme review. As such, the timing of these studies is on the critical path for the planning scheme review program – i.e. the studies need to be completed, and their recommendations digested by Council and the policy positions resolved, before the corresponding components of the planning scheme can be prepared.   To illustrate:

- the *Vegetation Management Framework – Discussion Paper* is likely to be critical to the Biodiversity areas, waterways and wetlands overlay and the Vegetation management code and planning scheme policies;

- the *Fraser Coast Regional Water Quality Strategy*, *Biosolids Strategy*, *Pulgul Sewage Treatment Plant Upgrade*, *Fraser Coast Regional Council Open Space Strategy*, *Hervey Bay Aquatic Centre Master Plan*, *Coastal Hazard Adaptation Strategy, Urangan South Local Area Structure Plan, Active Travel Strategy* and the *Recycled Water Strategy* are likely to shape the Council's plans for trunk infrastructure for water cycle management (water supply, sewerage, and stormwater management) and public parks and land for community facilities, and consequently the local government infrastructure plan. Some of them may also influence infrastructure design standards documented in planning scheme policies;

- the *Flood Risk Based Planning Report – Technical* Report, Coastal *Hazard Adaptation Strategy* and *Water Supply Security Strategy* are likely to be relevant to the Flood hazard, Water resource catchments and Coastal protection overlay mapping and code provisions, respectively;

- the *Community Plans for Glenwood, Tiaro, Poona and Burrum Heads* will influence Council decisions about the need for and content of planning guidance (e.g. local/neighbourhood plans) for these localities;

- the *Hervey Bay Character Study* is likely to provide information for the Heritage and neighbourhood character overlay code, decisions about zoning, and the content of use and development codes.

Figure 4-1. Timeline of key recent statutory and other planning events within the Fraser Coast

Amalgamation of the City of Hervey Bay, City of Maryborough and the Shires of Tiaro (in part) and Woocoo

Wide Bay Burnett Regional Plan commenced

Fraser Coast Planning Scheme V4 commenced 20/07/2015; V5 commenced 23/10/2015

Planning Act 2016 and Planning Regulation 2017 commenced.

State Planning Policy 2017 commenced

Regional Plan review commenced.

Fraser Coast Planning Scheme V11 commenced 09/09/2019

Mandatory Walkable Community Regulation

2008   2011   2015   2017   2019   2020

2009   2011   2014   2016   2017   2018

Sustainable Planning Act commenced

Fraser Coast Sustainable Growth Strategy September 2011

Fraser Coast Planning Scheme V1 commenced 24/01/2014; V2 commenced 19/05/2014; V3 commenced 30/06/2014

Fraser Coast Planning Scheme V6 commenced 04/03/2016; V7 commenced 08/08/2016; V8 commenced 19/09/2016

Fraser Coast Planning Scheme V9 commenced 03/07/2017 – Alignment Amendment

Fraser Coast Planning Scheme V10 commenced 13/08/2018

4.2 Insight into the Future of Fraser Coast - Demographic and Economic Trend Analysis (KPMG, 2020)

Background

For Stage 1 of the Planning Scheme Review project, Council engaged KPMG to undertake a demographic and economic trends analysis for the Fraser Coast Region ("KPMG report"). The analysis looked at policy, external factors, infrastructure enablers, demographic trends and future scenarios for the Fraser Coast Region. Responses to COVID-19 were also examined. The report is structured as follows:
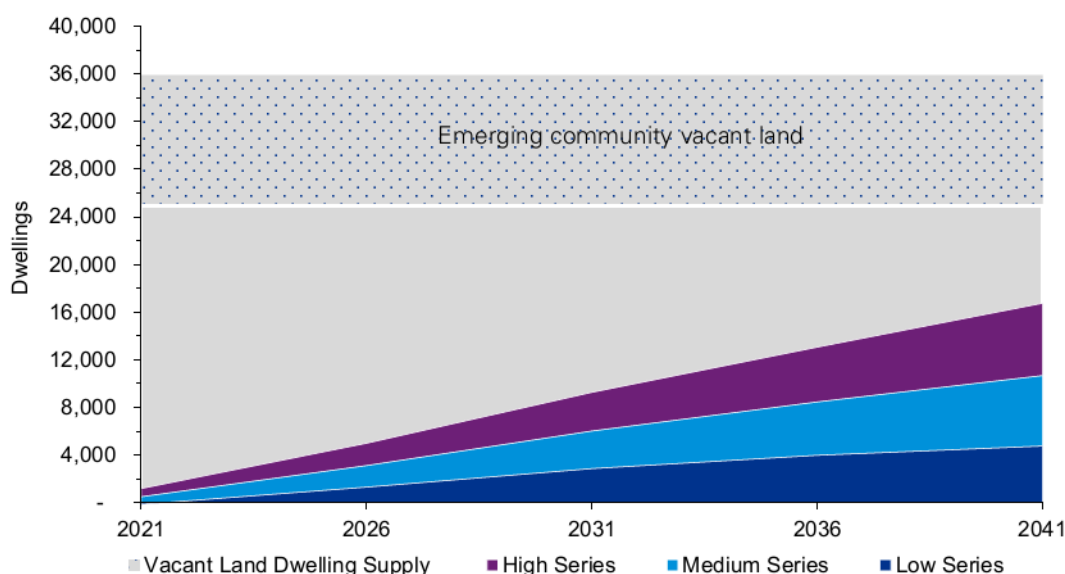
- **Community** – describes the population, migration trends and characteristics of the community;
- **Housing and households** – provides an overview of the existing household and family structure, dwelling types and housing markets trends;
- **Residential land supply analysis** – analyses the factors that contribute to the supply and demand for housing in the Fraser Cost region, concluding whether there is sufficient supply of residential land to support the future population;
- **Industry** – identifies and describes the key economic and employment characteristics in the region;
- **Factors shaping the future of Fraser Coast** – understand drivers and enablers which will shape the future of the Fraser Coast region; and
- **Future scenarios for Fraser Coast** – outlines the scenarios for the future the region which are informed by the findings from the previous sections of the report (KPMG, 2020: p5).

Population Projections and Residential Land Supply

The KPMG report identified that all population growth scenarios used in recent planning-related projects predicted the region would grow by more than the actual growth that eventuated.

The region's population growth should be matched by adequate housing supply in order to fulfil the needs of the growing population. The KPMG analysis found that there is sufficient residential zoned land to support the predicted population growth (refer **Figure 4-2**). However, careful monitoring is recommended to ensure that the supply adequately reflects changing consumer preferences (types of housing, amenity, affordability).

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 23

Figure 4-2. Residential land supply compared to population projects (Source: KPMG, 2020).

Future Scenarios

The KPMG report found that the future of Fraser Coast will be shaped by several primary drivers, which will underpin changes in the region's population profile:

- Births, deaths and a resilience on the migration of new residents;
- A desirable location but in competition with other coastal locations;
- Industries that export and create employment growth;
- Investment in the region; and
- Flow on impacts from migration, employment growth and investment.

These drivers were considered in three scenarios for the future of the Fraser Coast, which are summarised as "return to trend growth", "a slower growth region", and "a faster growth region". Full details on the scenarios and assumptions which underpin the scenarios are detailed in the KPMG report.

Across all scenarios the Fraser Coast is a growth region, however the rates of growth are different ranging from "return to trend", "slower growth" to "faster growth". While the KPMG projections may not eventuate as anticipated due to unforeseen external factors, they provide a valuable insight into the drivers for the future for the region.

What does it mean for the planning scheme audit?

Arising from the KPMG report the following section identifies trends/opportunities which the planning scheme may influence or need to respond to.

	TREND/OPPORTUNITY	CONSIDERATIONS FOR PLANNING SCHEME AUDIT
	Drivers of economic growth	Economic activity is a major driver of growth through job creation and export activity. Key industries in Fraser Coast that will shape the future of the region are: Health, aged care and social assistance Manufacturing and advanced manufacturing (e.g. aerospace, biomedical, bio-futures, defence, mining equipment, technology and services) Tourism Construction and residential housing; and Education and training Renewable energy – solar, wind and hydrogen Agriculture including agri-tourism (KPMG, p7 and p61) Tourism and agriculture are the key employers outside of urban localities (KPMG, p50).
	Rise of Digital Technologies	Reliance on the technological world has increased, with an increase in digital commercial, digital communication and large scale digital transformation. There is an increasing role of technology in providing aged care/health (e.g. telehealth), building automation systems, robotics in construction delivery, education (KPMG, p49, 53-p55).
	COVID-19 and Pandemic Resilient Communities	Long term impacts associated with COVID-19 including health, working arrangements, consumer and business confidence, willingness to travel by air and urbanisation vs decentralisation will need to be considered (KPMG, p7). COVID-19 has seen increased numbers of people engaged in remote working/learning and this may result in more people relocating outside of major cities.
	Changing retail and commercial preferences	Online retail, rising operating costs and changes in consumer behaviour have contributed to a decreased demand for retail and commercial spaces (KPMG, p37 and 42). Is there is an opportunity to reconsider how our centres are structured, including the opportunity to create more complete communities with local shops and services?

	TREND/OPPORTUNITY	CONSIDERATIONS FOR PLANNING SCHEME AUDIT
	Demographic change	The Fraser Coast population is ageing at a rapid pace and is projected to continue to do so. Large increases in older residents as well as localised contractions of working age and child residents will contribute to an increasing dependency imbalance (KPMG, p12). The region also has a lower portion of young adults due to limited job opportunities, entertainment and limited tertiary education choices (KPMG, p14). It also has a large proportion of persons with a profound or severe disability and a mix of very high and very low socio-economic disadvantage areas (KPMG, p15). Improvement of employment, training and entertainment opportunities will be critical to retain young adults and attract families.
	Importance of amenity and lifestyle	Lifestyle is a primary driver for people relocating to Fraser Coast. Preserving and enhancing access to the coast, leafy neighbourhoods, regional landscapes, quality of the environment, community facilities and waterways will be critical for the future of the region (KPMG, p42). The trend for new residents to locate in coastal areas is expected to continue to grow into the future (KPMG, p18 and p38).

Is there an opportunity to improve neighbourhood character and urban design responses for new residential areas?

Is there a need explore opportunities to improve the quantum, quality, diversity, environmental performance and spatial distribution of parks? |
| | Consolidation versus dispersed settlement pattern – "good growth" | Good growth enables a region to meet the needs of a growing population, while preserving lifestyle, natural amenity and businesses (KPMG, p40).

The region is expected to grow until 2041, though this growth is expected to slow slightly (KPMG, 11). There is a need to ensure that future growth and development maximises investment in existing infrastructure, with Hervey Bay expected to accommodate the majority of new dwellings (70%), Maryborough (13%) and new dwellings outside these townships (17%) (KPMG, p32).

There will be increasing development along the coast as well as increased demand for high quality attached housing. Current vacant land supply analysis has identified that there is sufficient supply of vacant zoned residential land to support the future population of Fraser Coast (approximately 10,663 additional dwellings by 2041), noting that Hervey Bay may be reliant on |

	TREND/OPPORTUNITY	CONSIDERATIONS FOR PLANNING SCHEME AUDIT
		the Emerging community zone vacant land for some of this demand (KPMG, p28, p38 and p42).
		Are there missed opportunities to encourage infill development to improve access to services?
	Housing choice and affordability	The majority of dwellings in Fraser Coast are separate houses and this trend is likely to continue (KPMG, p25/28). To ensure the region remains attractive it will have to meet the housing preferences of existing and new residents (KPMG, p42). Fraser Coast has a lower household income than Queensland, which impacts people's ability to access services and education and creates demand for more affordable housing (KPMG, p18).

4.3   Gap Analysis

The following **Table 4-1** provides an analysis of the literature reviewed, having regard to the State Planning Policy July 2017 ("SPP") themes, to seek to identify any information gaps in key policy areas. It has identified the following gaps based on the key policy areas:

- Housing and land supply and diversity;
- Liveable communities: Sub-tropical design guidelines;
- Agriculture: Agricultural land refinement of mapping;
- Cultural heritage: information on the region's cultural heritage, including places of importance to the Butchulla people;
- Emissions and Hazardous Activities: The resolution of land use interfaces between sensitive land use and activities emitting noise, odour and other emissions may require locality specific reporting.
- Biodiversity: the completion of work currently underway will help fill a current gap.
- Coastal hazards / Flooding: the completion of work currently underway will help fill a current gap.
- Water Quality: the completion of work currently underway will help fill a current gap.
- Local area plans:
- Industry land:
- CBD's/centres:

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 27

Table 4-1. Key Strategy and Policy Documents (note: due to the study content, studies may be repeated across multiple SPP themes).

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	Background planning study that informed the Fraser Coast planning scheme –		
	Built Form & Urban Design Report https://www.frasercoast.qld.gov.au/downloads/download/36/individual-planning-studies		This report was very broad in its content and does not require further consideration in the current review. The planning scheme already integrates the recommendations of the built form & urban design report.
HOUSING SUPPLY AND DIVERSITY	Housing Needs Assessment https://www.frasercoast.qld.gov.au/downloads/download/36/individual-planning-studies		**Gap/opportunity identified – Housing, land supply and diversity project.** Document is no longer satisfactory in its current form. New body of work required. Additionally, assessment requires better integration with the scheme. KPMG report (2020) identifies changes to regions housing needs. Assessment needs to go further to address housing, land supply and diversity of housing. Once updated the project requires integration into the planning scheme.
	Other recent strategies undertaken by Council –		
	KPMG (2020) – Insight Into Future Of Fraser Coast – Demographic And Economic Trend Analysis	Reviewed	**Gap/opportunity identified –** Housing, land supply and diversity project.

PERKINS PLANNING

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	https://www.frasercoast.qld.gov.au/downloads/file/2590/psr20-kpmg-final-insights-into-the-future-of-fraser-coast		Emerging Community areas structure planning projects recommended (refer to recommendations). Sub-Tropical and sustainability design guidelines project.
	Ethos Urban (2019) – Fraser Coast Rural Residential Strategy	Reviewed	There is no apparent need to release additional land for the purposes of rural residential development, especially within the life of the current planning scheme. The market should be encouraged into already zoned areas where there is capacity, rather than opening up new areas. There is no apparent need to release additional land for the purposes of rural residential development, especially within the life of the current planning scheme. The market should be encouraged into already zoned areas where there is capacity, rather than opening up new areas. Recommendations of this strategy should be considered in preparation of housing needs assessment. It is recommended Council embed the recommendations of this strategy in the planning scheme.
LIVEABLE COMMUNITIES	**Background planning study that informed the Fraser Coast planning scheme –**		
	Social Infrastructure Needs Assessment		**Opportunity/gap identified – – Local area plans**

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	https://www.frasercoast.qld.gov.au/downloads/download/36/individual-planning-studies		Community and social plans have been undertaken since this strategy was finalized. A complete review of the LGIP is required to ensure Council standards are updated. Changes to be integrated as part of review of existing and creation of new local area plans. Once each plan is finalized, changes to the planning scheme will include refinements to the strategic framework, review of existing local plans and preparation of additional local area plans.
	Community Health and Wellbeing Assessment https://www.frasercoast.qld.gov.au/downloads/download/36/individual-planning-studies		This document should be part of the background material provided to the consultant engaged to prepare the recommended housing needs assessment and land supply analysis. The planning scheme already integrates the recommendations of this assessment.
	Landscape Character Strategy https://www.frasercoast.qld.gov.au/downloads/download/36/individual-planning-studies		Background study failed to make its way into the scheme. Landscape and streetscape on a broader scale needs to be reinforced by the scheme. Recommended to integrate this strategy into the scheme's strategic framework, development codes and overlay mapping.

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
			This report is still considered relevant and should be considered in: • any refinements to the Strategic Framework; • review of existing local plans; • in the preparation of additional local plans.
	Urban Open Space Strategy Desired Service Standards https://www.frasercoast.qld.gov.au/downloads/download/36/individual-planning-studies		**Gap/opportunity identified – implementation of strategy** This report was used to inform the Local Government Infrastructure Plan. It is now out of date and will be superseded by the Open Space Strategy Council is currently undertaking.
	Urban Open Space Strategy Gap Analysis & Strategies https://www.frasercoast.qld.gov.au/downloads/download/36/individual-planning-studies		This report was used to inform the Local Government Infrastructure Plan. It is now out of date and will be superseded by the Open Space Strategy Council is currently undertaking.
	Other recent strategies undertaken by Council –		
	KPMG (2020) – Insight Into Future Of Fraser Coast – Demographic And Economic Trend Analysis https://www.frasercoast.qld.gov.au/downloads/file/2590/psr20-kpmg-final-insights-into-the-future-of-fraser-coast	Reviewed	**Gap/opportunity identified –** • Housing, land supply and diversity project • Emerging Community areas local area planning projects recommended • Sub-Tropical and sustainability design guidelines project.

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	JFP (2020) Greening The Fraser Coast – A Strategy For Streetscapes	Reviewed	It is recommended the development codes and planning schemer policies are updated with the Walkable Neighbourhoods requirements of the Planning Regulation 2017.
	Fraser Coast Regional Council (2019) Fraser Coast Smart Communities Plan – 2019 -2023 https://www.frasercoast.qld.gov.au/downloads/file/1655/fraser-smart-communities-planpdf	Reviewed	**Gap/opportunity identified – Implement an ePlanning platform** Recommendations of strategy included modernising the current ePlanning platform with smart technology (e.g. digital platforms and 3D models). Set up Technology One Plan module It is recommended Council embed the recommendations of this strategy in the planning scheme.
	Fraser Coast Regional Council Open Space Strategy – under preparation	Not reviewed - under preparation	**Gap/opportunity identified – implementation of strategy** This strategy is currently being prepared. Document supersedes the Urban Open Space Strategy Desired Service Standards and Urban Space Strategy Gap Analysis and Strategies. The outcomes of this study is essential to establishing the policy basis and content for components of the planning scheme review. As such, the timing of these studies is on the critical path for the planning scheme review program – i.e. the studies need to be completed, and their recommendations digested by

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
			Council and the policy positions resolved, before the corresponding components of the planning scheme can be prepared. Once finalised, it is recommended Council embed this strategy in the planning scheme.
	Fraser Coast Regional Council, Hervey Bay CBD Urban Renewal Master Plan https://www.frasercoast.qld.gov.au/homepage/147/hervey-bay-cbd-urban-renewal-master-plan	Reviewed	This plan is currently being reviewed. Once completed, it is recommended Council embed the recommendations of this strategy in the planning scheme.
	Economic Roadmap https://www.frasercoast.qld.gov.au/economic-development-strategy	Reviewed	It is recommended Council embed the recommendations of this strategy in the strategic framework and LGIP sections of the planning scheme.
	Active Travel Strategy 2020 https://www.frasercoast.qld.gov.au/downloads/file/2253/active-travel-strategy	Reviewed	**Opportunity/gap identified – integrate Council strategy** It is recommended Council embed the recommendations of the strategy in the planning scheme by reviewing the strategic framework – access and mobility theme (including the Strategic framework Map 3), LGIP and transport and parking code to address the future network plan. Additionally, it is recommended that the LGIP and transport and parking plan be amended to address Schedule 12A of the Planning Regulation 2017 (Walkable Neighbourhoods code).

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	Fraser Coast Community Plan https://www.frasercoast.qld.gov.au/community-plan	Not Reviewed in detail - prepared prior to 2014	Update the planning scheme's strategic framework themes with the outcomes of the strategy.
	Fraser Coast Youth Strategy 2015-2019 https://www.frasercoast.qld.gov.au/youth-page/youth-4/3	Reviewed	The Strategic framework – Community wellbeing theme should be amended to ensure alignment with the Fraser Coast Youth Strategy.
	Imagine this City 2013-2018 Strategy https://www.frasercoast.qld.gov.au/imagine-this-city	Not Reviewed in detail – prepared prior to 2014	Update the planning schemes levels of assessment and code requirements to facilitate the occupation of existing buildings with creative, specialist and boutique businesses in the Maryborough CBD.
	Fraser Coast Regional Events Strategy 2014 - 2020 https://www.frasercoast.qld.gov.au/fraser-coast-regional-events-strategy	Reviewed	It is recommended the strategy framework theme – community wellbeing is amended to ensure alignment with this strategy.
	Fraser Coast Sport and Recreation Precinct Master Plan 2013 https://www.frasercoast.qld.gov.au/fraser-coast-sport-and-recreation-precinct-master-plan	Not Reviewed – prepared prior to 2014	Not applicable. Prepared prior to 2014.
	Hervey Bay Aquatic Centre Master Plan – not finalised https://frasercoast.engagementhub.com.au/hervey-bay-aquatic-centre-master-plan	Not reviewed - under preparation	This plan is currently being prepared. Once completed, it is recommended Council embed the recommendations of this strategy in the planning scheme's strategic framework.
	Urangan South Local Area Plan – Structure Plan https://www.frasercoast.qld.gov.au/downloads/download/306/urangan-south-project	Reviewed	The outcomes of this study are essential to establishing the policy basis and content for components of the planning scheme review. As such, the timing of these studies is on the critical path for the planning

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
			scheme review program – i.e. the studies need to be completed, and their recommendations digested by Council and the policy positions resolved, before the corresponding components of the planning scheme can be prepared.

It is recommended Council embed this strategy in the planning schemes strategic framework, LGIP, levels of assessment and local area plans as it is likely to shape the Council's plans for trunk infrastructure for water cycle management (water supply, sewerage, and stormwater management) and public parks and land for community facilities, and consequently the local government infrastructure plan.

The strategy may also influence infrastructure design standards documented in planning scheme policies. |
| | Glenwood Community Planning 2020/21- *under preparation*

https://frasercoast.engagementhub.com.au/glenwood-community-planning-20202021 | Not reviewed - under preparation | Once finalised, it is recommended Council embed the recommendations of this strategy in the planning scheme (strategic framework, LGIP, levels of assessment and local area plans). |
| | Tiaro community planning 2020- *under preparation*

https://frasercoast.engagementhub.com.au/tiaro-community-planning-2020 | Not reviewed - under preparation | Once finalised, it is recommended Council embed the recommendations of this strategy in the planning scheme (strategic framework, LGIP, levels of assessment and local area plans). |

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	Poona community plan - *under preparation*	Not reviewed - under preparation	Once finalized, it is recommended Council embed the recommendations of this strategy in the planning scheme (strategic framework, LGIP, levels of assessment and local area plans).
	Burrum Heads community plan - *under preparation* https://frasercoast.engagementhub.com.au/burrum-heads-community-plan-	Not reviewed - under preparation	Once finalised, it is recommended Council embed the recommendations of this strategy in the planning scheme (strategic framework, LGIP, levels of assessment and local area plans).
	Studies not undertaken-		
	Building heights	N/A	**Opportunity/gap identified – Building heights review project** Feedback from community Councillor consultation indicates a need to undertake a building heights review project. Undertake an overall review of building heights across the local government area.
	ECONOMIC GROWTH		
AGRICULTURE	**Background planning study that informed the Fraser Coast planning scheme –**		
	No recent studies: Update mapping to reflect State datasets and check how recent subdivisions are addressed (Internal file note only)	N/A	
DEVELOPMENT AND CONSTRUCTION	**Background planning study that informed the Fraser Coast planning scheme –**		
	Fraser Coast Activity Centres and Employment Strategy https://www.frasercoast.qld.gov.au/downloads/download/36/individual-planning-studies		**Opportunity/gap identified – Rural futures study**

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
			Document is generally satisfactory in its current form. Requires an extension to the document to investigate economic opportunities for rural areas. Once completed, update the planning scheme's strategic framework, levels of assessment, development codes and overlay mapping to reflect the findings of the updated document.
	Other recent strategies undertaken by Council –		
	KPMG (2020) – Insight Into Future Of Fraser Coast – Demographic And Economic Trend Analysis	Reviewed	It is recommended Council embed the recommendations of this strategy in the planning scheme.
	Fraser Coast Economic Roadmap https://www.frasercoast.qld.gov.au/economic-development-strategy	Reviewed	It is recommended Council embed the recommendations of this strategy in the planning scheme.
	Corporate Plan https://www.frasercoast.qld.gov.au/corporate-plan	Reviewed	It is recommended Council embed the recommendations of this strategy in the planning scheme.
	Mary to Bay Rail Trail - Trail development plan https://www.frasercoast.qld.gov.au/downloads/file/2263/mary-to-bay-rail-trail-development-plan	Reviewed	It is recommended Council embed the recommendations of this strategy in the planning schemes strategic framework. Additionally, further work is necessary to ensure that zonings reflect the intended use.
MINING AND EXTRACTIVE RESOURCES	**Other recent strategies undertaken by Council –**		
	No recent studies	N/A	Council's planning scheme (strategic framework and development codes)

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
			already includes some requirements for this SPP policy. There is further opportunity for the planning schemes mapping layers and industry zone code to address additional provisions of this SPP policy to ensure they are current.
TOURISM	**Other recent strategies undertaken by Council –**		
	KPMG (2020) – Insight Into Future Of Fraser Coast – Demographic And Economic Trend Analysis https://www.frasercoast.qld.gov.au/downloads/file/2590/psr20-kpmg-final-insights-into-the-future-of-fraser-coast	Reviewed	Sub-Tropical and Sustainability Design Guidelines Emerging Community areas structure planning recommended (refer to recommendations)
	Fraser Coast Economic Roadmap https://www.frasercoast.qld.gov.au/economic-development-strategy	Reviewed	It is recommended Council embed the recommendations of this strategy in the strategic framework and LGIP sections of the planning scheme.
	Hervey Bay Esplanade Tourist Precinct https://www.frasercoast.qld.gov.au/esplanade-tourist-precinct	Reviewed	The planning scheme currently includes part of the Esplanade, being the Pialba principal activity centre into a local plan. This report will soon be reviewed as part of a Hervey Bay Esplanade project. Once this project is finalised, it is recommended the strategy is integrated into the planning schemes strategic framework, LGIP, levels of assessment and development codes.

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	RV Strategy https://www.frasercoast.qld.gov.au/downloads/file/1654/rv-strategypdf	Reviewed	No further work required. Planning scheme already integrates the strategy.
	Fraser Coast Camping Options Strategy https://www.frasercoast.qld.gov.au/fraser-coast-camping-options-strategy	Reviewed	No further work required. Planning scheme already integrates the strategy.
	Discover Fraser Coast Regional Wayfinding and content Management Strategy https://www.frasercoast.qld.gov.au/downloads/file/1656/discover-fraser-coast-regional-wayfinding-and-content-management-strategypdf	Reviewed	It is recommended Council embed the recommendations of this strategy in the planning scheme's strategic framework theme – economic resources and development..
	ENVIRONMENT AND HERITAGE		
	Background planning study that informed the Fraser Coast planning scheme –		
	Habitat and Biodiversity https://www.frasercoast.qld.gov.au/downloads/download/36/individual-planning-studies		
	Other recent strategies undertaken by Council –		
BIODIVERSITY	*MLES/Vegetation Management Framework – Discussion Paper – Not Finalised*	Not reviewed - under preparation	**Gap/opportunity identified –** **Local regional ecosystem mapping Map Matters of Local Environmental Significance** The outcomes of this study are essential to establishing the policy basis and content for components of the planning scheme review. As such, the timing of these studies is on the critical path for the planning scheme review program – i.e. the studies need to be completed, and their recommendations digested by

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
			Council and the policy positions resolved, before the corresponding components of the planning scheme can be prepared. Once finalised, it is recommended Council embed this strategy in the planning scheme as it is likely to be critical to the Biodiversity areas, waterways and wetlands overlay and the Vegetation management code and planning scheme policies.
	Fraser Coast Regional Council Open Space Strategy – Under preparation https://www.qra.qld.gov.au/maryregion	Not reviewed - under preparation	**Gap/opportunity identified -** This strategy is currently being prepared. The document supersedes the Urban Open Space Strategy Desired Service Standards and Urban Space Strategy Gap Analysis and Strategies. The outcomes of this study is essential to establishing the policy basis and content for components of the planning scheme review. As such, the timing of these studies is on the critical path for the planning scheme review program – i.e. the studies need to be completed, and their recommendations digested by Council and the policy positions resolved, before the corresponding components of the planning scheme can be prepared. Once finalised, it is recommended Council embed this strategy in the planning scheme.

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
CULTURAL HERITAGE	**Other recent strategies undertaken by Council –**		
	Nil		
	Other recent strategies undertaken by Council		
	Fraser Coast Cultural Strategy 2015-2019 https://www.frasercoast.qld.gov.au/fraser-coast-cultural-strategy	Reviewed	**Gap/opportunity identified – Indigenous and cultural heritage project** It is recommended Council embed the recommendations of this strategy in the planning schemes strategic framework – community wellbeing theme. An additional strategy is required to specifically engage with the Traditional Owners to properly integrate the cultural heritage SPP.
	Hervey Bay Character Study https://frasercoast.engagementhub.com.au/hervey-bay-character-study	Not reviewed - under preparation	The outcomes of this study are relevant to establishing the policy basis and content for components of the planning scheme review. Once finalised, it is recommended Council embed this strategy in the planning scheme as it is likely to provide information for the Heritage and neighbourhood character overlay code, decisions about zoning, and the content of use and development codes.
WATER QUALITY	**Background planning study that informed the Fraser Coast planning scheme –**		
	Nil		
	Other recent strategies undertaken by Council –		

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	Design Flow (2020) Fraser Coast Waterbody Management Strategy https://www.frasercoast.qld.gov.au/fraser-coast-parking-strategy-2031	Reviewed	It is recommended Council embed the recommendations of this strategy in the planning schemes planning scheme policy for development works.
	Queensland Government (2020) Mary Regional Resilience Strategy – A Coordinated Catchment https://www.qra.qld.gov.au/maryregion	Reviewed	It is recommended Council embed the recommendations of this strategy in the planning schemes strategic framework themes – settlement pattern, natural environment, infrastructure and services and landscape character.
	Fraser Coast Regional Water Quality Strategy – Not finalized https://www.frasercoast.qld.gov.au/water-quality-erosion-sediment-control/erosion-sediment-control-1?documentId=252&categoryId=772	Not reviewed - under preparation	**Opportunity/gap identified – implementation of strategy** The outcomes of this study are essential to establishing the policy basis and content for components of the planning scheme review. As such, the timing of these studies is on the critical path for the planning scheme review program – i.e. the studies need to be completed, and their recommendations digested by Council and the policy positions resolved, before the corresponding components of the planning scheme can be prepared. Once finalised, it is recommended Council embed this strategy in the planning scheme as it is likely to shape the Council's plans for trunk infrastructure for water cycle management (water supply, sewerage, and stormwater

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
			management) and consequently the local government infrastructure plan. The strategy may also influence infrastructure design standards documented in planning scheme policies.
SAFETY AND RESILIENCE TO HAZARDS			
EMISSIONS AND HAZARDOUS ACTIVITIES	**Background planning study that informed the Fraser Coast planning scheme –**		
	Nil		
	Other recent strategies undertaken by Council –		
	No recent reports		**Opportunity/gap identified – Flood project** Background study is out of date. SPP has moved to a risk management approach. A body of work is required to integrate the SPP. The resolution of land use interfaces between sensitive land use and activities emitting noise, odour and other emissions may require locality specific responses as part of local area planning initiatives.
NATURAL HAZARDS, RISK AND RESILIENCE	**Background planning study that informed the Fraser Coast planning scheme –**		
	Flood study https://www.frasercoast.qld.gov.au/downloads/download/36/individual-planning-studies		**Opportunity/gap identified – Flood project** Background study is out of date SPP has moved to a risk management approach

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
			A body of work is required to integrate the SPP
	Other recent strategies undertaken by Council –		
	Queensland Government (2020) Mary Regional Resilience Strategy – A Coordinated Catchment https://www.qra.qld.gov.au/maryregion	Reviewed	It is recommended Council embed the recommendations of this strategy in the planning scheme's strategic framework themes – settlement pattern, natural environment, infrastructure and services and landscape character.
	Flood Risk Management Framework – *Not finalised* Draft initial report attached	Not reviewed - under preparation	**Opportunity/gap identified – Flood project** The outcomes of this study is essential to establishing the policy basis and content for components of the planning scheme review. As such, the timing of these studies is on the critical path for the planning scheme review program – i.e. the studies need to be completed, and their recommendations digested by Council and the policy positions resolved, before the corresponding components of the planning scheme can be prepared. Once finalised, it is recommended Council embed this strategy in the planning scheme, as it is likely to be relevant to the strategic framework, LGIP, levels of assessment, code provisions and flood overlay mapping.
	Coastal Hazard Adaption Strategy – *Not finalised*	Not reviewed - under preparation	**Opportunity/gap identified – Coastal project**

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	https://frasercoast.engagementhub.com.au/coastal-futures-planning-our-changing-coastline		The outcomes of this study is essential to establishing the policy basis and content for components of the planning scheme review. As such, the timing of these studies is on the critical path for the planning scheme review program – i.e. the studies need to be completed, and their recommendations digested by Council and the policy positions resolved, before the corresponding components of the planning scheme can be prepared. Once finalised, it is recommended Council embed this strategy in the planning scheme, as it is likely to be relevant to the strategic framework, LGIP, levels of assessment, code provisions and coastal protection overlay mapping.
	Studies not undertaken –		
	Bushfire risk	n/a	**Opportunity/gap identified – Bushfire risk project** Council currently utilises the State's unrefined mapping for bushfire. There is an opportunity to develop locally refined mapping for greater accuracy. Develop bushfire management solutions for transitional zones.

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
			Update the bushfire overlay code to a risk-based framework in accordance with the SPP.
	Landslide risk	n/a	The planning scheme already integrates this SPP in the reconfiguring a lot code. No further work required.
	INFRASTRUCTURE		
ENERGY AND WATER SUPPLY	**Background planning study that informed the Fraser Coast planning scheme –**		
	Nil		
	Other recent strategies undertaken by Council –		
	Draft Water Supply Security Strategy	Not reviewed - under preparation	**Opportunity/gap identified – Water quality project** The outcomes of this study is essential to establishing the policy basis and content for components of the planning scheme review. As such, the timing of these studies is on the critical path for the planning scheme review program – i.e. the studies need to be completed, and their recommendations digested by Council and the policy positions resolved, before the corresponding components of the planning scheme can be prepared. Once finalised, it is recommended Council embed this strategy in the planning scheme, with overlay mapping and code provisions.

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	Recycled Water Strategy – *not finalised* https://frasercoast.engagementhub.com.au/recycled-water-strategy	Not reviewed - under preparation	Once finalised, it is recommended Council embed this strategy in the strategic framework of the planning scheme.
	Water Quality Strategy – *not finalised* https://www.frasercoast.qld.gov.au/water-quality-erosion-sediment-control/erosion-sediment-control-1?documentId=252&categoryId=772	Not reviewed - under preparation	**Opportunity/gap identified — Water quality project** The outcomes of this study is essential to establishing the policy basis and content for components of the planning scheme review. As such, the timing of these studies is on the critical path for the planning scheme review program – i.e. the studies need to be completed, and their recommendations digested by Council and the policy positions resolved, before the corresponding components of the planning scheme can be prepared. Once finalised, it is recommended Council embed this strategy in the planning scheme as it is likely to shape the Council's plans for trunk infrastructure for water cycle management (water supply, sewerage, and stormwater management) and consequently the local government infrastructure plan. The strategy may also influence infrastructure design standards documented in planning scheme policies.
	Background planning study that informed the Fraser Coast planning scheme –		

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
INFRASTRUCTURE INTEGRATION	Integrated Transport Study https://www.frasercoast.qld.gov.au/downloads/download/36/individual-planning-studies		**Opportunity/gap identified — Review of LGIP** Complete review of the document and the LGIP is required to ensure the standards Council needs are updated. Components of the study require updating to reflect current conditions (e.g. maps, figures, etc). Additionally, identify long-term (to 2050) infrastructure corridors. Other strategies have been undertaken since this strategy. Once finalized, the planning schemes strategic framework, strategic framework maps, development codes and planning scheme policy for development works will require updating.
	Pulgul Sewage Treatment Plant upgrade – not finalised https://www.frasercoast.qld.gov.au/homepage/55/pulgul-creek-waste-water-treatment-plant	Not reviewed - under preparation	The outcomes of this study is essential to establishing the policy basis and content for components of the planning scheme review. Once finalised, it is recommended Council embed this strategy in the planning schemes strategic framework and LGIP.
	Biosolids Strategy https://frasercoast.engagementhub.com.au/biosolids-strategy	Not reviewed - under preparation	The outcomes of this study is essential to establishing the policy basis and content for components of the planning scheme review. Once finalised, it is recommended Council embed this strategy in the

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
			planning schemes strategic framework and LGIP.
	On-site sewerage facility risk and strategy	Reviewed	**Opportunity/gap identified — implementation of Council's infrastructure strategies** The outcomes of this study is essential to establishing the policy basis and content for components of the planning scheme review. As such, the timing of these studies is on the critical path for the planning scheme review program – i.e. the studies need to be completed, and their recommendations digested by Council and the policy positions resolved, before the corresponding components of the planning scheme can be prepared. Further work to the strategy is required to: • Extend on strategy to identify cumulative impacts in "hotspot" locations. • Introduce assessment requirements to mitigate medium and high-risk areas. • Develop overlay maps to identify risk categories for properties. Once finalized, it is recommended Council embed this strategy in the planning scheme as it will influence Council decisions about the need for and content of planning guidance

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
			(e.g. local/neighbourhood plans) for these localities.
	Poona Community Infrastructure Plan https://frasercoast.engagementhub.com.au/poona-community-infrastructure-plan	Project completed - Not reviewed	Nil
	Parks infrastructure and enhancement plans https://www.frasercoast.qld.gov.au/downloads/file/1649/ae-fielding-parkpdf https://www.frasercoast.qld.gov.au/downloads/file/1639/alex-gillespie-parkpdf https://www.frasercoast.qld.gov.au/downloads/file/1640/anzac-park---master-plan---august-2018pdf https://www.frasercoast.qld.gov.au/downloads/file/1650/augustus-parkpdf https://www.frasercoast.qld.gov.au/downloads/file/1651/bellert-parkpdf https://www.frasercoast.qld.gov.au/downloads/file/1641/botanic-gardens---park-master-planpdf https://www.frasercoast.qld.gov.au/downloads/file/1642/endeavour-way-park---park-master-planpdf https://www.frasercoast.qld.gov.au/downloads/file/1643/gilston-road-park---park-master-planpdf https://www.frasercoast.qld.gov.au/downloads/file/1652/oslove-drive-parkpdf https://www.frasercoast.qld.gov.au/downloads/file/1644/petersen-park---park-master-plan--compressedpdf https://www.frasercoast.qld.gov.au/downloads/file/1645/point-vernon---park-master-plan---august-2018pdf https://www.frasercoast.qld.gov.au/downloads/file/1653/river-heads-reservepdf https://www.frasercoast.qld.gov.au/downloads/file/1646/tiaro-memorial-park---park-master-plan-august-2018pdf	Reviewed	Nil

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	https://www.frasercoast.qld.gov.au/downloads/file/1647/traviston-park---park-master-planpdf https://www.frasercoast.qld.gov.au/downloads/file/1648/woocoo-park---park-master-planpdf		
	Bitzios (2019) Maryborough And Hervey Bay Parking Strategy – 2019 – 2038 https://www.frasercoast.qld.gov.au/fraser-coast-parking-strategy-2031	Reviewed	It is recommended Council embed the recommendations of this strategy in the planning schemes strategic framework, LGIP, transport and parking code and planning scheme policy for development works. Review zoning to ensure appropriate for the purpose of the strategy.
	Aviation Projects and AEC (2018) Drones Strategy https://www.frasercoast.qld.gov.au/fraser-coast-drone-strategy	Reviewed	The Drone Strategy can be addressed through amendments to the strategic framework (Economic resources and development theme) and review of zoning to provide for Transport Depots (Drone facilities) in appropriate zones, which may be the defined use term for the Drones "home base".
	Fraser Coast Regional Council (2019) Fraser Coast Regional Wayfinding and Content Management Strategy https://www.frasercoast.qld.gov.au/downloads/file/1656/discover-fraser-coast-regional-wayfinding-and-content-management-strategypdf	Reviewed	It is recommended Council embed the recommendations of this strategy in the planning scheme's strategic framework theme – economic resources and development.
	Fraser Coast Regional Council (2019) Recreational Vehicle Strategy. https://www.frasercoast.qld.gov.au/downloads/file/1654/rv-strategypdf	Reviewed	Strategy already integrated into the planning scheme.
	Fraser Coast Regional Council (2019) Mary to Bay Rail Trail – Trail Development Plan.	Reviewed	The Rail Trail alignment could be reflected in the planning scheme by:

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	https://www.frasercoast.qld.gov.au/downloads/file/2263/mary-to-bay-rail-trail-development-plan		- Amending the strategic framework to support the strategy. - Reviewing the zone of the trail. - Reviewing LOA to ensure appropriate to enable the use.
	Active Travel Strategy 2020 https://www.frasercoast.qld.gov.au/downloads/file/2253/active-travel-strategy	Reviewed	**Opportunity/gap identified – integrate Council strategy** It is recommended Council embed the recommendations of the strategy in the planning scheme by reviewing the strategic framework – access and mobility theme (including the Strategic framework Map 3), LGIP and transport and parking code to address the future network plan. Additionally, it is recommended that the LGIP and transport and parking plan be amended to address Schedule 12A of the Planning Regulation 2017 (Walkable Neighbourhoods code).
	Parking Strategy 2031 https://www.frasercoast.qld.gov.au/fraser-coast-parking-strategy-2031	Reviewed	It is recommended Council embed the recommendations of this strategy in the planning schemes strategic framework, LGIP, transport and parking code and planning scheme policy for development works. Review zoning to ensure appropriate for the purpose of the strategy.

STATE PLANNING POLICY THEME	KEY STUDIES AND REPORTS	COMMENTS	PRELIMINARY REPORTING GAPS IDENTIFIED
	Fraser Coast Airports Master Plan (amended July 2014) https://www.frasercoast.qld.gov.au/downloads/file/952/fraser-coast-airports-master-plan-pdf	Reviewed	No further work required to comply with the SPP – Infrastructure integration. The planning scheme already integrates the recommendations of the Fraser Coast Airports Master Plan 2011-2014.
	Other recent strategies undertaken by Council –		
STRATEGIC AIRPORTS AND AVIATION FACILITIES	Fraser Coast Airports Master Plan 2011-2031 amended July 2014) https://www.frasercoast.qld.gov.au/downloads/file/952/fraser-coast-airports-master-plan-pdf	Reviewed	refer to above comment
	Fraser Coast Airport Renewal Project https://frasercoast.engagementhub.com.au/fraser-coast-airport-renewal-project	Not reviewed – under preparation	Once fnialised, review strategic framework to ensure project outcomes appropriately reflected.
	Background planning study that informed the Fraser Coast planning scheme –		
STRATEGIC PORTS	Nil	n/a	Not applicable. The Fraser Coast region is not identified by table 3: strategic ports as an area that contains or is impacted by a strategic port or a priority port identified under the Sustainable Ports Development Act 2015.
	Other recent strategies undertaken by Council –		
	Nil		

5 The Planning Act (PA) and Requirements for Planning Schemes

5.1 Introduction

The PA commenced on the 3 July 2017 and is intended to provide for an efficient, effective, transparent, integrated, coordinated and accountable system of land use planning and development assessment to facilitate the achievement of ecological sustainability. The PA also provides for local planning instruments such as planning schemes to set out and integrate planning and development assessment policies about matters of State interest for particular regions.

The planning scheme was prepared under the *Sustainable Planning Act 2009*, rather than the PA, although a scheme alignment was undertaken in 2017 to update terminology and improve consistency with the PA.

The key changes in the legislative intent of the PA from the previous *Sustainable Planning Act 2009* are:

- **Less standardisation:** The PA and Regulation removes the mandatory components of the Queensland Planning Provisions ("QPP") which specified a consistent structure and standard provisions for planning schemes, but does provide for "regulated requirements" (e.g. standard definitions and zones);

- **More guidelines for scheme drafting process:** The PA introduces the Minister's guidelines and rules that sets out the matters to be addressed when making or amending planning schemes;

- **Categorisation:** The PA introduces the term "local categorising instrument" (e.g. a planning scheme) which is to specify the category of assessment required for assessable development and assessment benchmarks;

- **More flexibility in impact assessment:** The PA introduces the concept of "relevant matters" in impact assessment e.g. need; relevance; factual errors etc. It was found in GTH Resorts No 5 Pty Ltd v GCC that "*the discretion to decide an impact assessable development application under the PA is more flexible than its statutory predecessor, and is unconstrained by a conflict and grounds test*" (GTH Resorts No 5 Pty Ltd v GCC, paragraph 33);

- **Presumption in favour of approval in code assessment:** The PA requires code assessable development to be approved if it complies with applicable assessment benchmarks in codes, or can be conditioned to comply; and

- **New terminology:** The PA introduces the terms "categorising instruments" to collectively specify the categories of assessment required for different types of assessable development and "assessment benchmarks" to describe what an application must be assessed against.

The following sections document the key provisions in the PA and Regulations relevant to scheme drafting.

5.2   What is a planning scheme required to do?

The PA (s16) specifies the contents of local planning instruments:

> (1)   *A planning scheme must-*
>
>> (a)   *identify **strategic outcomes** for the local government area to which the planning scheme applies; and*
>>
>> (b)   *include **measures** that facilitate the achievement of the strategic outcomes; and*
>>
>> (c)   ***coordinate and integrate** the matters dealt with by the planning scheme, including State and regional aspects of the matters.*
>
> (2)   *A regulation may prescribe requirements (the regulated requirements) for the contents of a local planning instrument.*
>
> (3)   *The contents prescribed by regulation apply instead of a local planning instrument, to the extent of any inconsistency.*

In common practice, strategic outcomes are consolidated in a single section referred to as the "strategic framework".

5.3   State Planning Policy July 2017 ("SPP") and Wide Bay Burnett Regional Plan

Section 16(1)(a) of the PA states that a planning scheme must *"coordinate and integrate the matters dealt with by the planning scheme, including State and regional aspects of the matters"*. Accordingly, the SPP and the new Wide Bay Burnett Regional Plan (currently being prepared) must be reflected in future amendments of the planning scheme.

The PA also states in section 8(4) that to the extent of any inconsistency:

> *(a) a State planning policy applies instead of a regional plan or local planning instrument; and*
>
> *(b) a regional plan applies instead of a local planning instrument; and*
>
> *(c) a planning scheme applies instead of a planning scheme policy; and*
>
> *(d) a TLPI applies instead of a planning scheme or planning scheme policy.*

5.4   Categories of assessment

Section 43 and section 45 of the PA provide the head of power for 'categorising instruments' which is a regulation or a planning scheme that:

(a)   categorises development as prohibited, assessable (code or impact) or accepted development;

(b)   specifies the categories of assessment required for different types of assessable development;

(c)   sets out the matters (the assessment benchmarks) that an assessment manager must assess assessable development against.

Code assessment - considerations

Code assessment must be carried out only against the assessment benchmarks and matters prescribed by regulation [s45(3)] and there is a general presumption that code assessable development is to be approved if it complies with applicable assessment benchmarks (i.e. codes) or can be conditioned to comply. For code assessment an assessment benchmark does not include a strategic outcome [s43(2)]. The courts have noted that there are discretionary matters for code assessable development as per section 60(2)(b) and 60(2)(d) of the PA.

Impact assessment – considerations

Section 45(5) of the PA states that impact assessment is an assessment that must be carried out—

> *(a) (i) against the assessment benchmarks*

> *(ii) having regard to any matters prescribed by regulation*

> *(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

Examples of a relevant matter—

> • a planning need

> • the current relevance of the assessment benchmarks in the light of changed circumstances

> • whether assessment benchmarks or other prescribed matters were based on material errors.

Importantly, strategic outcomes (i.e. taken to be the strategic framework) can only be used to assess "impact assessable" development.

5.5 Assessment Benchmarks

A planning scheme sets out the assessment benchmarks or a code or standard that an assessment manager must use for assessable development [PA, s43(1)]. The following provides further information on assessment benchmarks:

- assessment benchmarks must be stated in a regulation, a planning scheme, a temporary local planning instrument, or a variation approval (PA, s43);
- the Planning Regulation prescribes the SPP and Regional Plan are assessment benchmarks where not "appropriately integrated" in a planning scheme;
- Planning Scheme Policies, Implementation Guidelines, User's Guides and Fact Sheets are not assessment benchmarks. These can be referred in "Notes" under the appropriate passages in the planning scheme;
- an assessment benchmark does not include [PA, s43(2)]:
    - a matter of a person's opinion; or
    - a person's circumstances, financial or otherwise; or
    - for code assessment—a strategic outcome under section 16(1)(a); or
    - a matter prescribed by regulation.
- examples of assessment benchmarks include a code, a standard, or an expression of the intent for a zone or precinct; and

- assessment benchmarks are given effect through the rules for assessing and deciding development applications under sections 45, 59, 60 and 61 of the PA.

5.6 Zones

The PR, Schedule 2 specifies the standard zones that may be adopted, including name, purpose and colour required for mapping. A local planning instrument must not include land in a zone other than a zone stated in schedule 2, column 1 of Schedule 2.

5.7 Terminology

The PR, Schedule 3 prescribes and defines the use terms for planning schemes, while Schedule 4 prescribes and defines the administrative terms for planning schemes.

While no longer prescribed, it is common for codes to contain a statement of their "purpose", which is to be achieved through a number of stated "overall outcomes", often but not always supported by a table setting out more detailed "performance outcomes", many (but again not all) of which will have "acceptable outcomes" which establish objective measures for achieving the performance outcomes.

5.8 Scheme Drafting

Planning schemes need to clearly define assessment benchmarks and should include easy references to section numbers and when printed include version numbers/dates and page numbers. Planning schemes need to be underpinned by sufficient background material on key policy directions so that this may be used to assist in determining relevant matters (for impact assessment) and discretionary matters (for code assessment). The assessment rules under the PA mean that great care is required to ensure that:

- the outcomes sought are clear;
- codes reflect the strategic framework (which may come at the cost of some unavoidable repetition);
- drafting style and language between overall outcomes, performance outcomes and acceptable outcomes is consistent; and
- drafting style and language between strategic framework and codes is consistent.

Code compliance being achieved by compliance with acceptable outcomes (i.e. the QPP model) should be avoided unless there is a very high level of confidence that the acceptable outcomes are comprehensive and achieve the higher order outcomes of the code (i.e. avoid:

> "5.3.3(4) Code assessable development: ...
>
> (c) that complies with:
>
> (i) the purpose and overall outcomes of the code complies with the code
>
> (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code").

By contrast, the Brisbane City Plan 2014 approach, which requires compliance with the purpose and overall outcomes as well as either performance outcomes or acceptable outcomes, is more robust:

> *"5.3.3(4) Code assessable development: ...*
>
> *(c) that complies with the purpose, overall outcomes and the performance outcomes or acceptable outcomes of the code complies with the code".*

Zone codes should use only purpose statement and overall outcomes to describe the place ("look and feel", land uses rather than detailed design parameters). No performance outcomes or acceptable outcomes are required (see for example Sunshine Coast Planning Scheme 2014 and Brisbane City Plan 2014).

The relevant policy directions of the strategic framework should be reflected in the codes otherwise they will have no role in code assessable development. This may require key outcomes of the strategic framework to be repeated in relevant codes. This becomes more important, the more development is made code assessable. It is also important that the zone outcomes reflect everything that is intended to occur (or not occur) in the particular zone.

Where Council has a preference to provide acceptable outcomes (or equivalent), be sure:

- acceptable outcomes deal adequately with all of the matters addressed or issues raised by the performance outcome (for example, it would be poor practice to have a performance outcome that deals with the multiple dimensions of streetscape character but reduces this to acceptable outcomes for front setback and building height); or
- if this is not possible, the performance outcomes and the overall outcomes are structured so that it is clear that an acceptable outcome aligns to part only of the performance outcome (by using sub-paragraph structure or separating table rows and cells for discrete concepts, etc); or
- break up a single, complex performance outcome into separate performance outcomes, some with acceptable outcomes and some without; or
- if none of the above can be done, consider dispensing with acceptable outcomes and making greater use of notes referring to planning scheme policies, user guides, etc that provide examples of preferred practice.

It is important to be careful of unintended consequences before pursuing "unconventional" planning scheme structure. For example, the Moreton Bay Planning Scheme 2015 repeats the overlay assessment benchmarks in all the zone codes, in order to minimise the need for separate overlay codes. This creates substantial repetition of overlay assessment benchmarks throughout the planning scheme, which was thought to matter less (and be more user-friendly) in an electronic/online scheme, but this has not necessarily been the users' experience.

Key scheme drafting tips

Based on the above, the following scheme drafting tips are guiding principles to ensure successful scheme operation:

1. Keep zones as the basic organising structure for level of assessment and assessment benchmarks;

2. Zone codes should only have overall outcomes. The zone codes also need to reflect everything that is meant to occur in the zone;

3. Adopt assessment rules that require compliance with overall outcomes and performance outcomes or acceptable outcomes;

4. Having regard to assessment rules [PA, s45 and s60] make sure the strategic framework's key policies can be applied to code assessable development applications:

- This is important the more you push applications down to code;

- It may mean repeating some strategic framework content in the codes;

5. Adopt a user-friendly numbering system (sections and page numbers); and

6. Consider the final implications of any proposed unconventional scheme structure before detailed drafting begins.

6 Consultation Findings

6.1 Background

Stage 2 of the project involved the release of a Discussion Paper for public feedback and internal and external workshops to seek comments on the planning scheme review and the Discussion Paper. The task involved presenting and facilitating workshops with the following internal and external stakeholders:

Table 6-1. Overview of Stakeholder Consultation undertaken in Hervey Bay (7/10/2020 – 8/10/2020).

Date	Group
07/10/2020	Councillor Concept Forum / Planning Scheme Review Workshop #1
07/10/2020	Development Assessment / Infrastructure Planners Scoping Workshop
07/10/2020	Development Industry Workshop
08/10/2020	Councillor Concept Forum / Planning Scheme Review Workshop #2
08/10/2020	Social and Cultural Workshop
08/10/2020	Open Space and Environment Workshop
	Community Consultation
12/11/2020	Councillor Concept Forum / Planning Scheme Review Workshop #3
	Alignment of Consultation Findings with KPMG Report

6.2 Summary of Issues Raised in Consultation

Various issues were raised throughout the stakeholder consultation, with the main points being raised relating to community wellbeing, protecting the natural environment, and the provision of infrastructure and services.

Feedback from the Stage 2 consultation indicated that the current planning scheme requires some changes in order to achieve improved development outcomes. Six core themes were identified from the consultation carried out:

- Improve the liveability of neighbourhoods
- Provide housing choice and diversity
- Protect the natural environment
- Improve resilience to natural hazards
- Carry out efficient planning and delivery of infrastructure
- Support the creation of employment opportunities

Make the planning scheme easier to access, understand and use.

Appendix 4 provides a comprehensive summary of the various discussion paper and email submissions and also provides a summary of the key issues discussed at each of the workshops and of the responses received to Council's Discussion Paper.

7 Planning Scheme Audit

The success or otherwise of a planning scheme (in content and structure terms) is based on a number of variables, including its conformance with statutory requirements, responsiveness to scheme drafting principles, whether it addresses best practice principles identified by a review of contemporary planning schemes and Planning and Environment Court findings, and the quality of the background information on which it is based.

A high level audit of each part of the planning scheme has been undertaken against each of the following to the extent relevant to the part of the scheme reviewed:

- Statutory requirements under the PA and the PR, including:
    - strategic outcomes [PA, section 16(1)(a)];
    - measures to facilitate strategic outcomes [PA, section 16(1)(b)];
    - coordinate and integrate the SPP [PA, section 16(1)(c)];
    - coordinate and integrate Regional Plan [PA, section 16(1)(c)];
    - comply with regulated requirements [PA, section 16(2)];

- Guideline requirements as documented in the Minister's guidelines and rules, and Drafting a Planning Scheme – Guidance for local governments;
- Best practice principles identified by a review of contemporary planning schemes and Planning and Environment Court findings; and
- General drafting principles:
    - efficient - regulate development no more than to the extent necessary;
    - effective - clear, consistent and definitive;
    - transparent - provide a framework for consistent, reasonable, logical and fair decisions;
    - integrated and coordinated - vertical and horizontal alignment of all elements;
    - accountable - based on sound evidence; and
    - outcome-focussed and positive - delivering good development outcomes.

The audit was also informed by the consultation findings undertaken on the Discussion Paper and feedback received at each of the Stakeholder and Councillor Workshops.

The results of the audit are recorded in **_Appendix 5_** and the recommendations contained in **Section 2** have been informed by this audit.

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 61

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Appendix 1: Local Area Plans

1.1 Review of Principal Centre Local Area Plans (existing):

1.1(a) Maryborough Local Area Plan
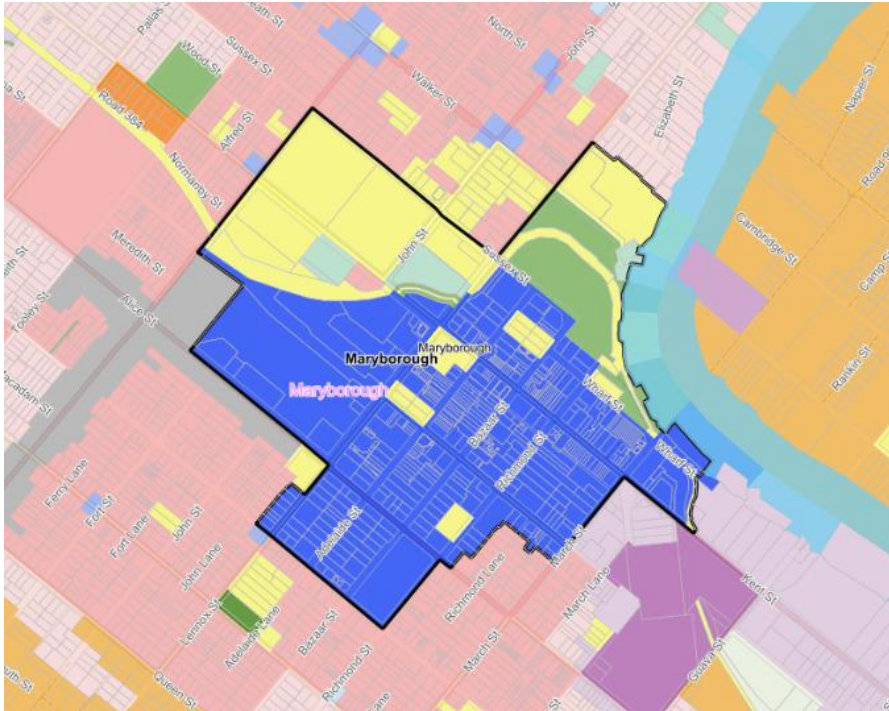
1.1(b) Pialba Local Area Plan
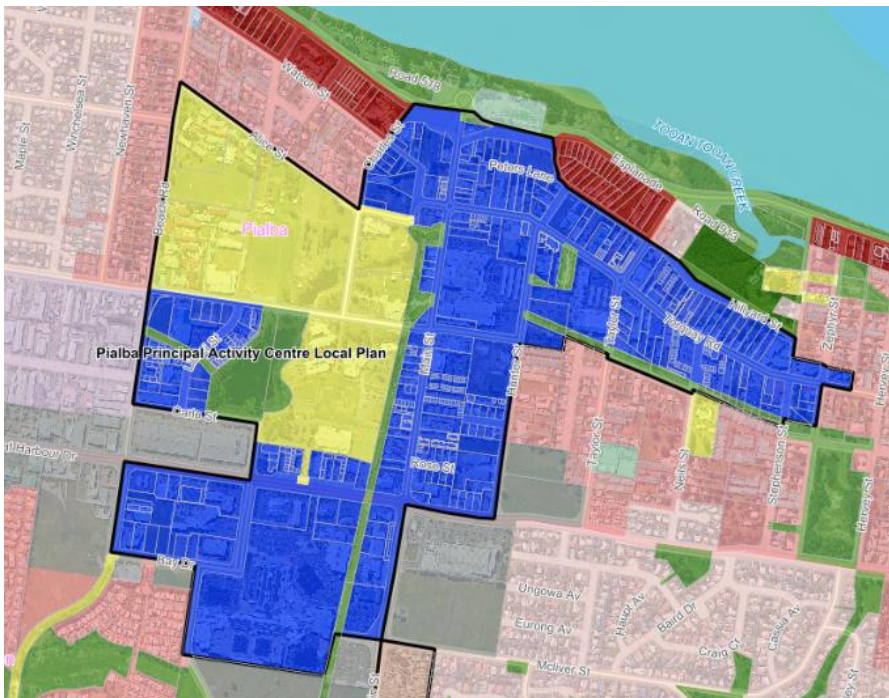
1.2 Review of existing local area plans to reflect actual growth and improve level of details for infrastructure and constraints (existing):

1.2(a) Eli Waters/Dundowran

1.2(b) Kawungan North East

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 65
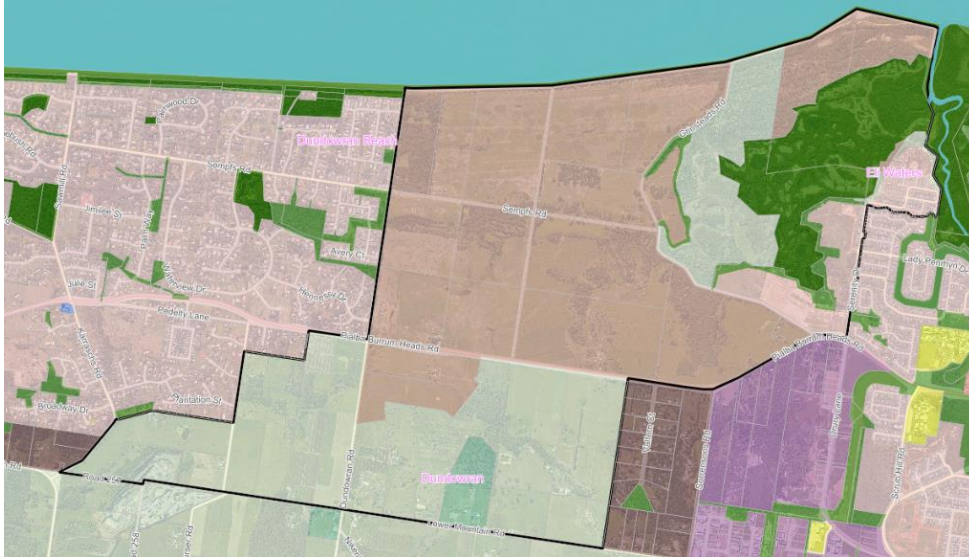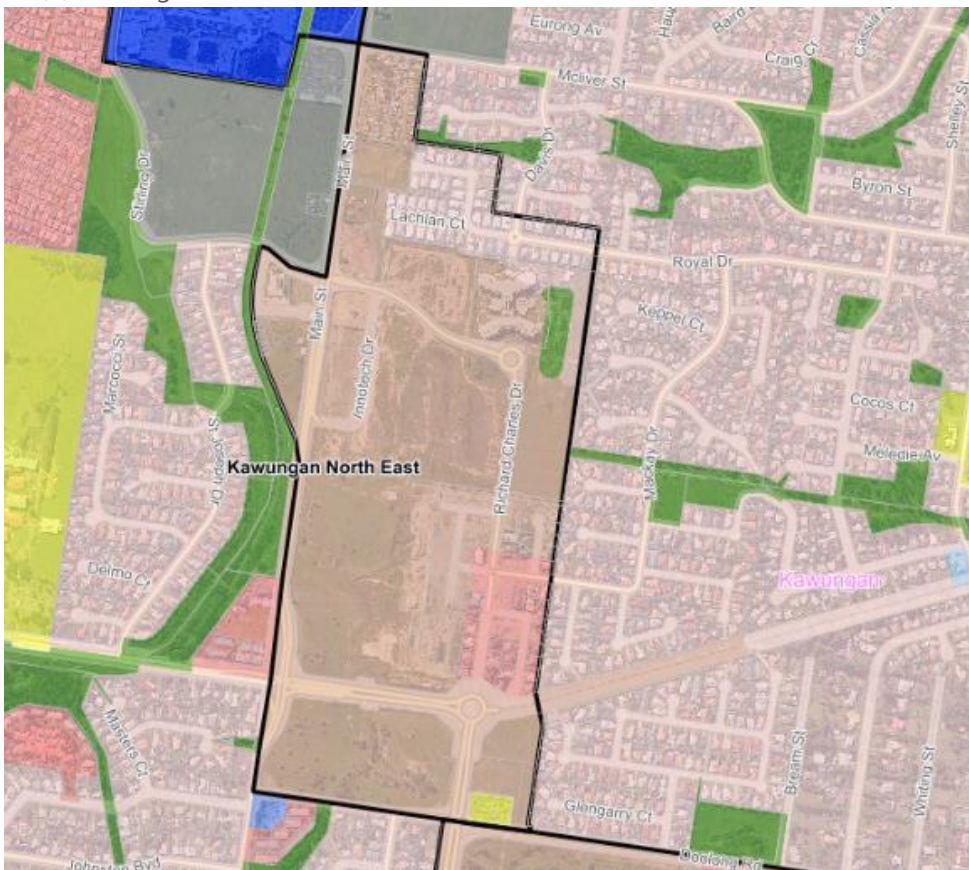
1.2(c) Nikenbah
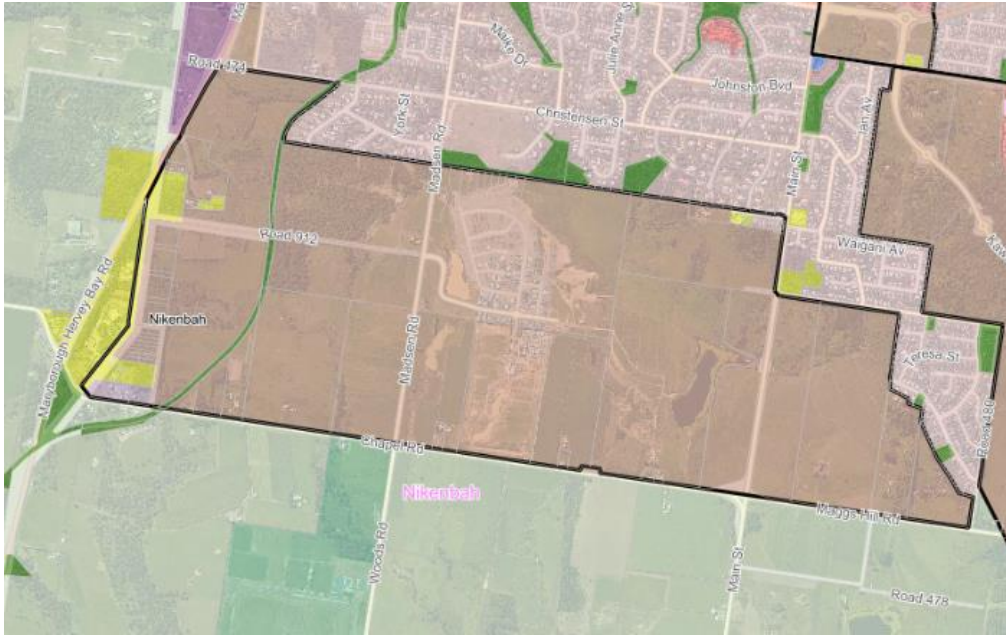
1.2(d) St Helens
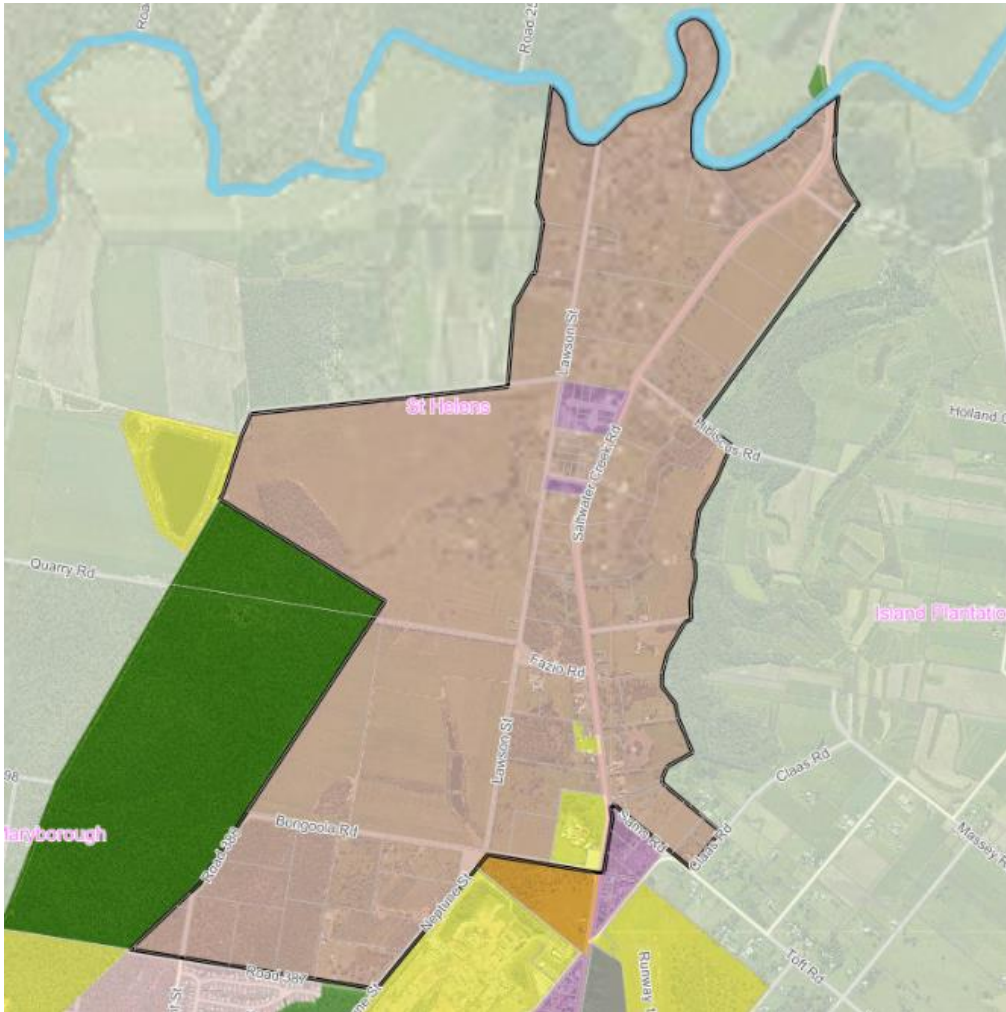
1.2(e) Dooloong Flats/Ghost Hill
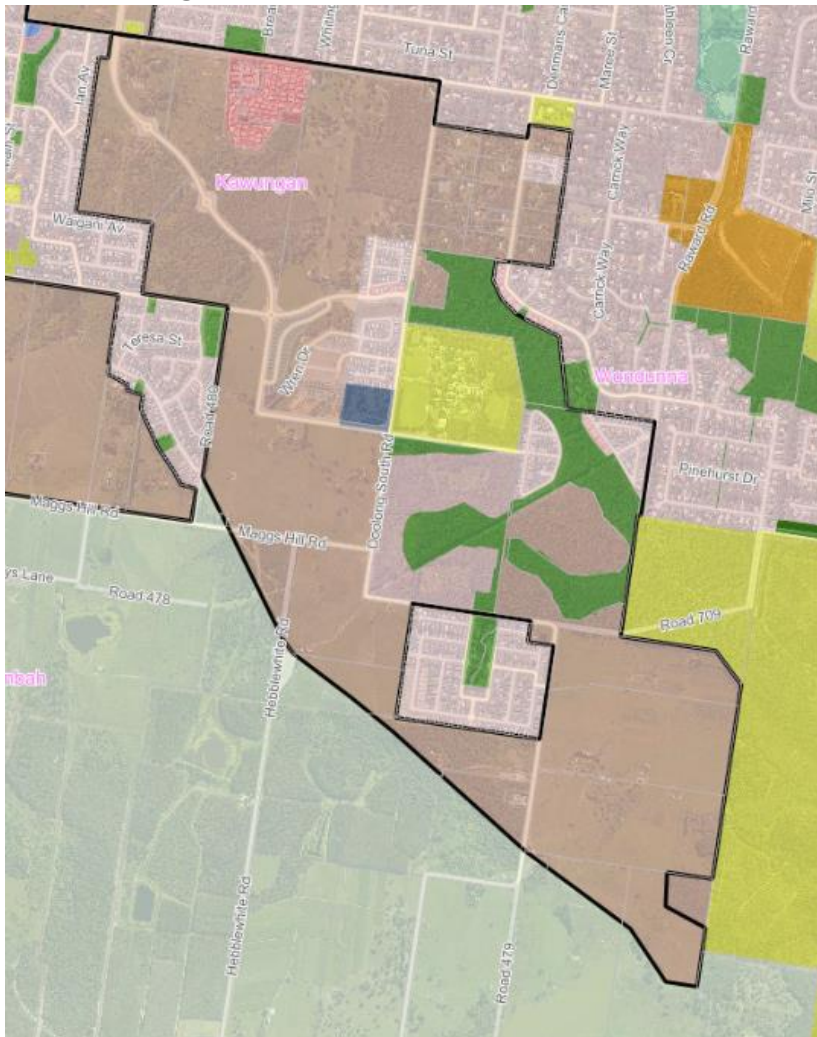
1.3 Create new local area plans for small communities as an extension of community planning projects (indicative extents):

1.3(A)Tiaro –
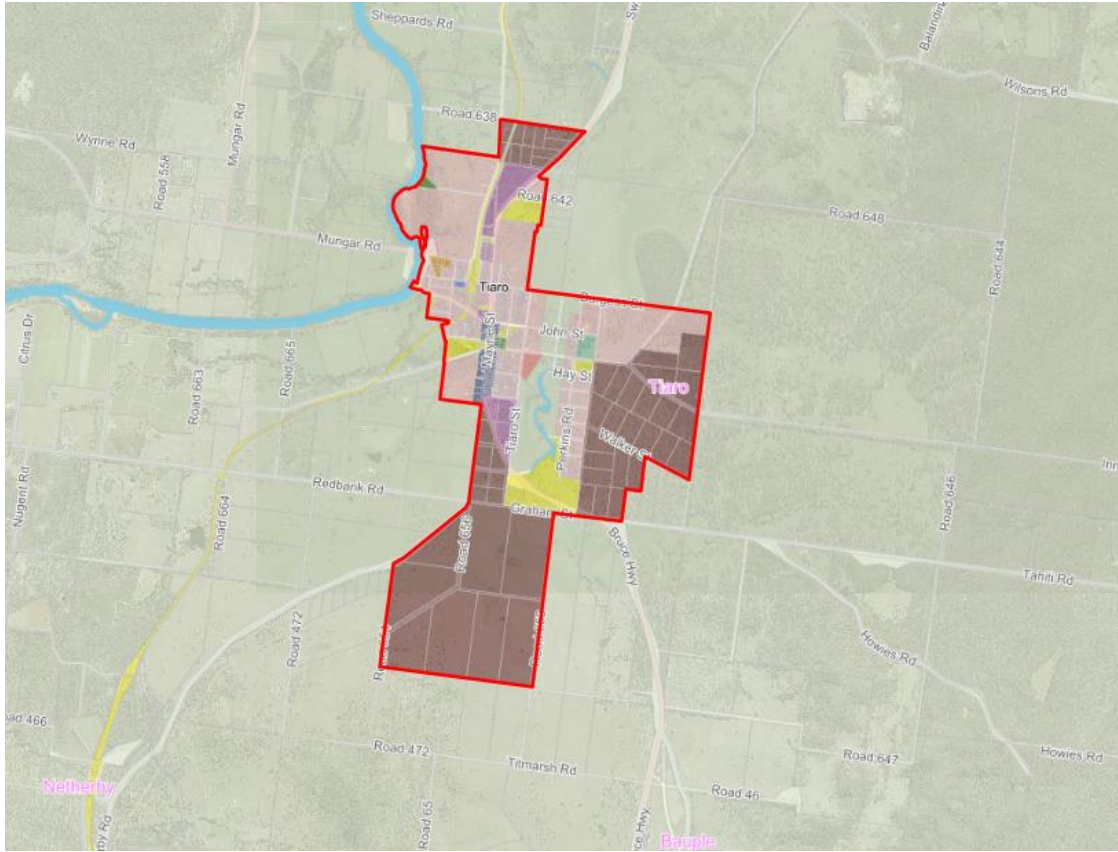
1.3(b) Burrum Heads –

1.3(C) GLENWOOD –
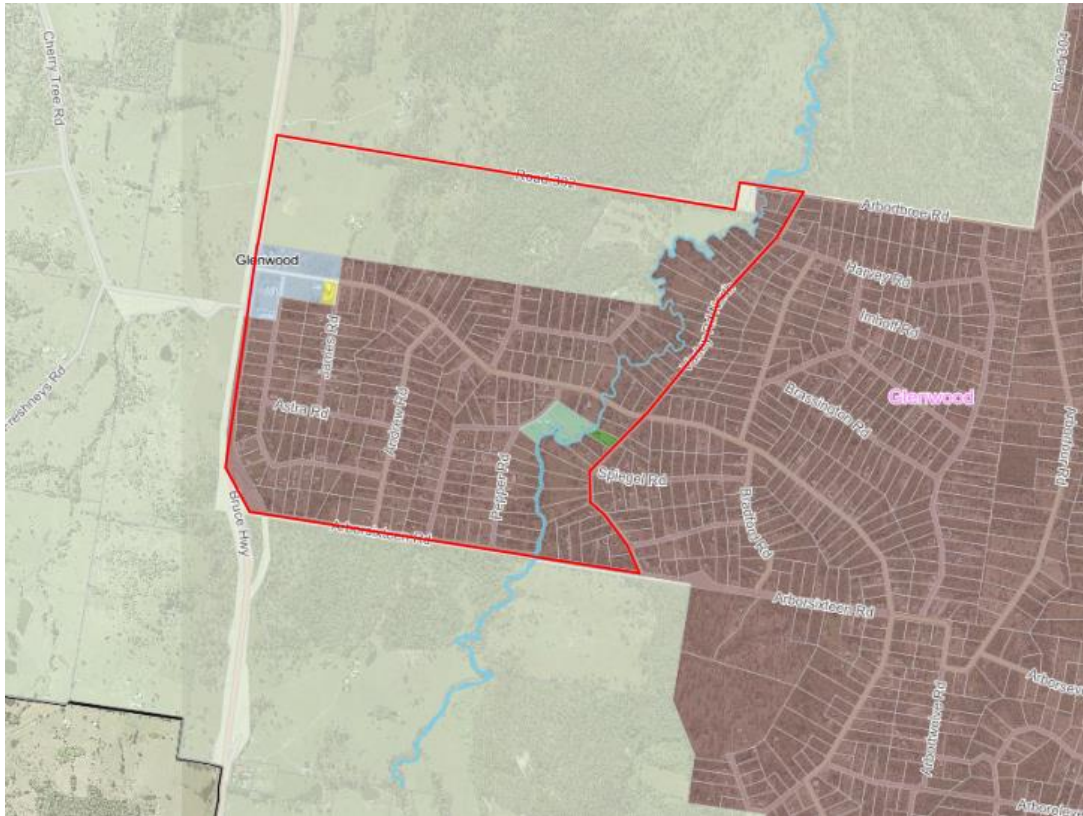
1.4 New LAPs for areas identified through development proposals and assessment issues (indicative extents):

1.4(a) Torquay, Scarness and Urangan –

Scarness
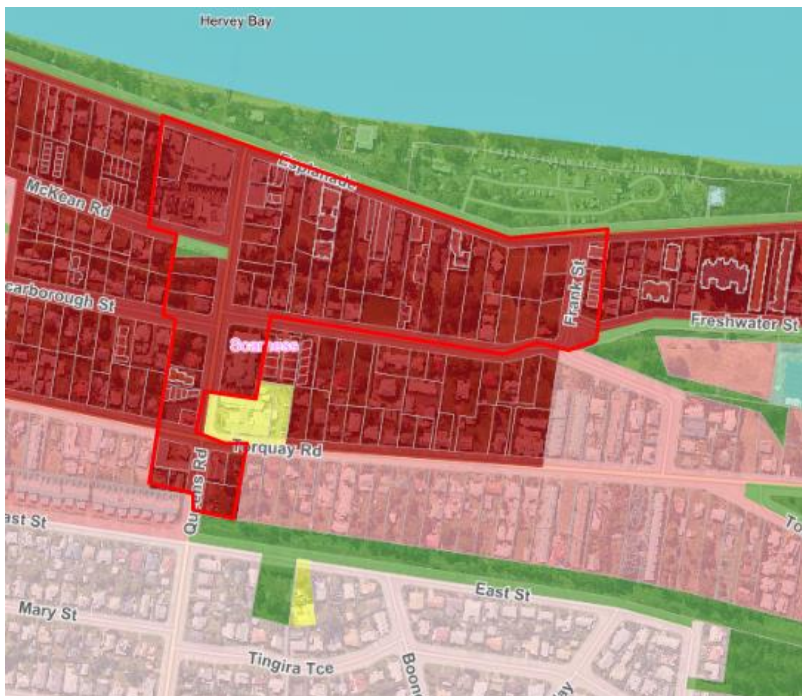
Urangan
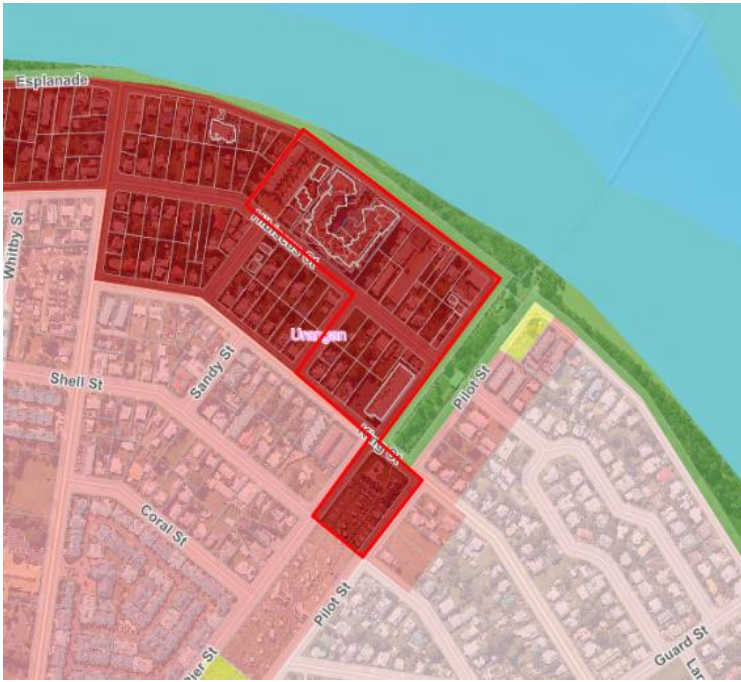
Torquay
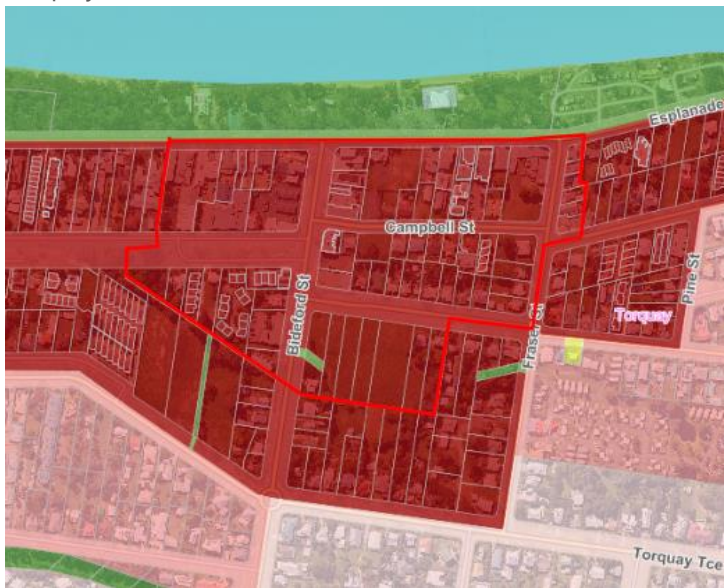
1.4(b) Tinana –
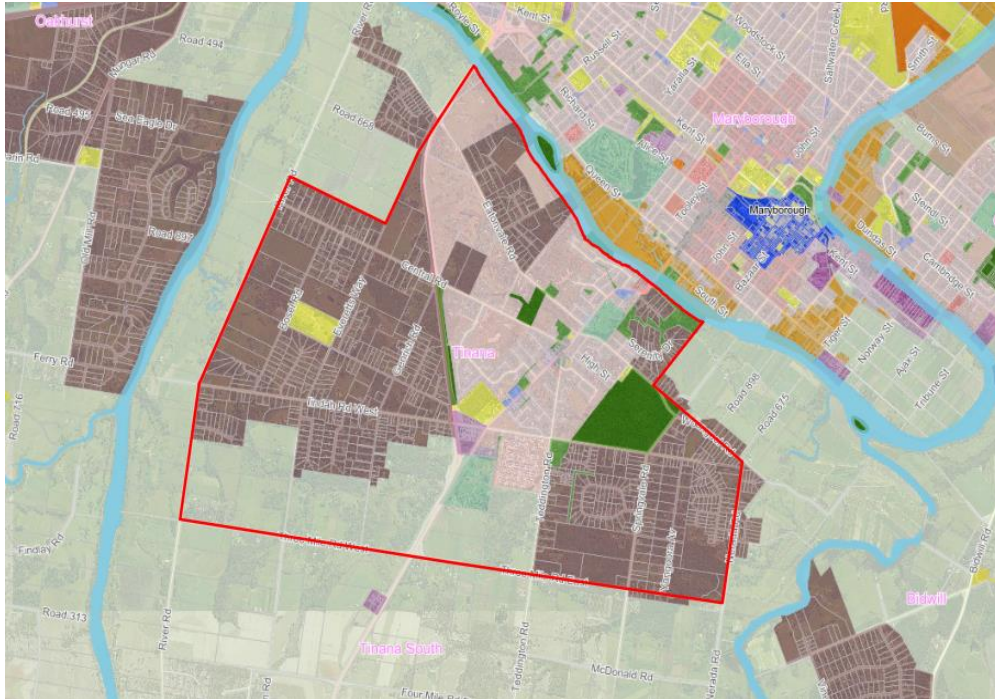
1.4(c) Booral/River Heads –
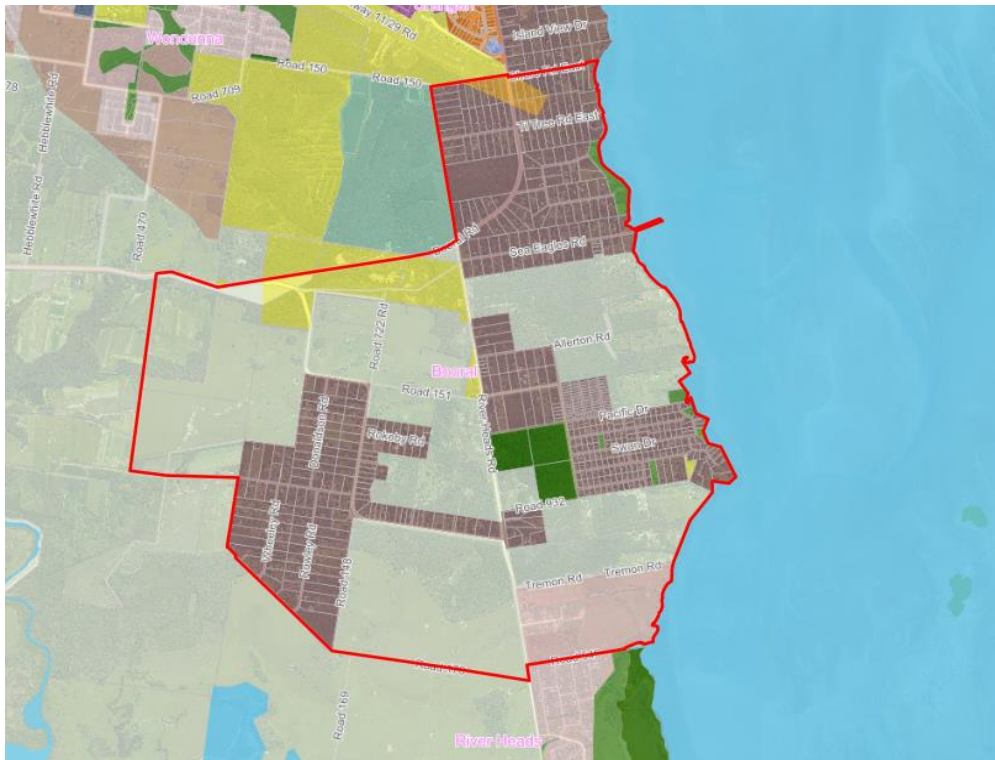
1.4(d) Maryborough Hervey Bay Road to Nikenbah Road –
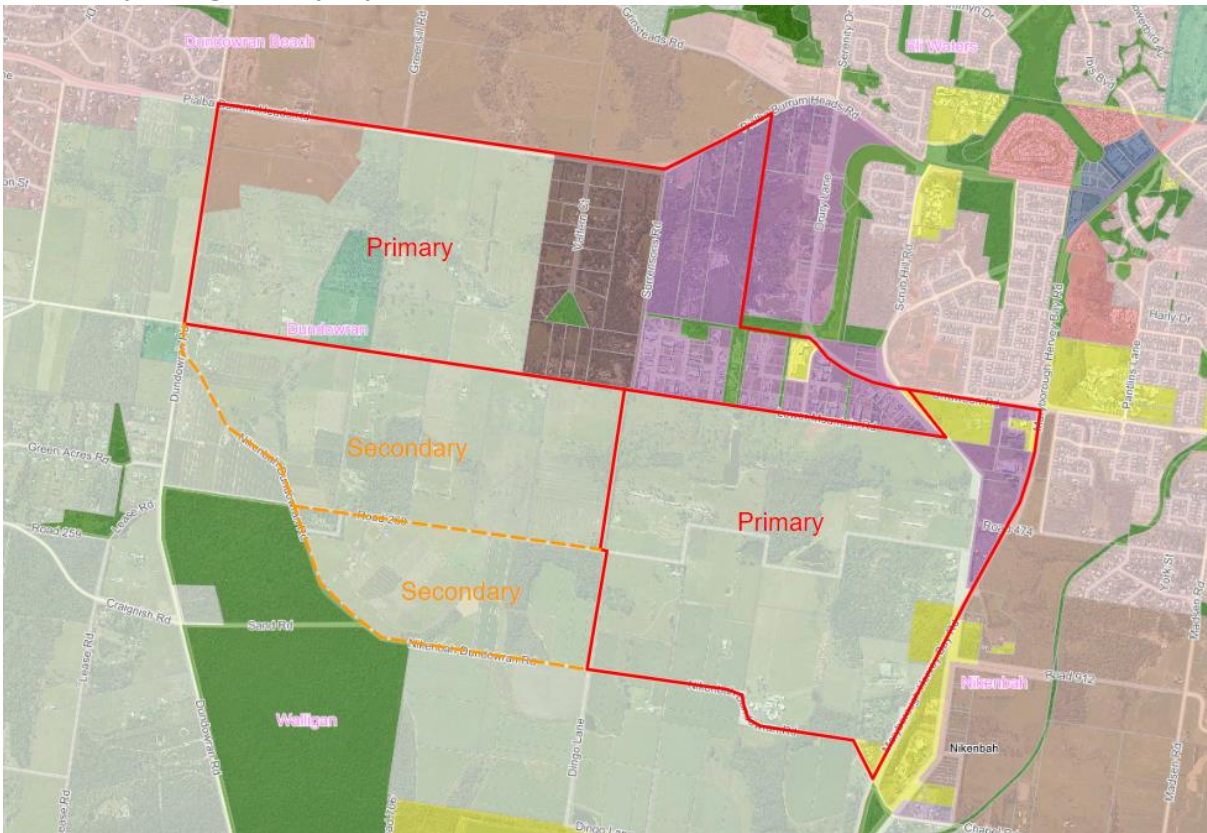
1.4(e) Dooloong South –
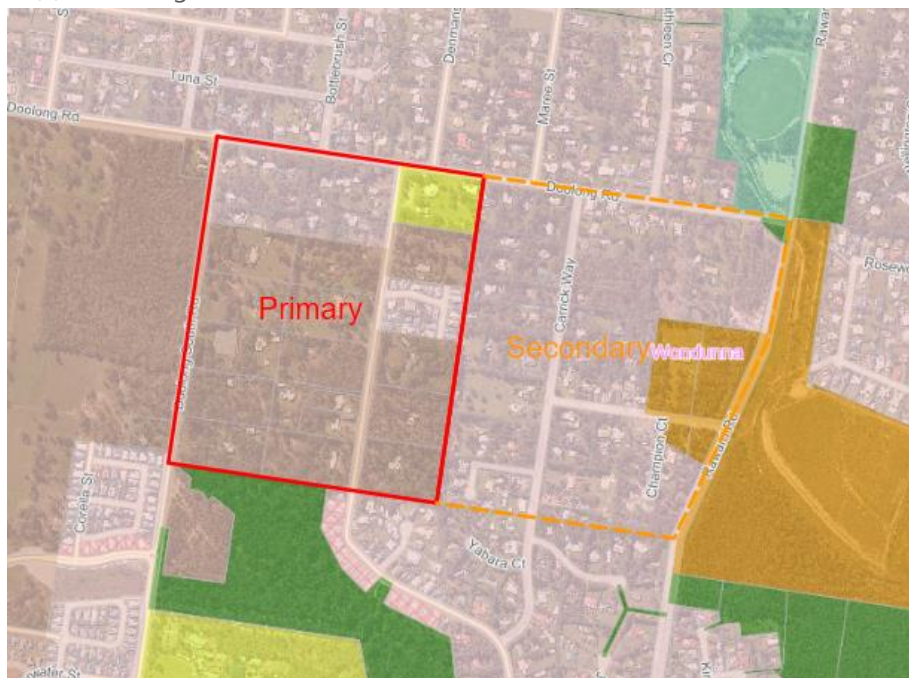
1.4(f) Maryborough West industry area –
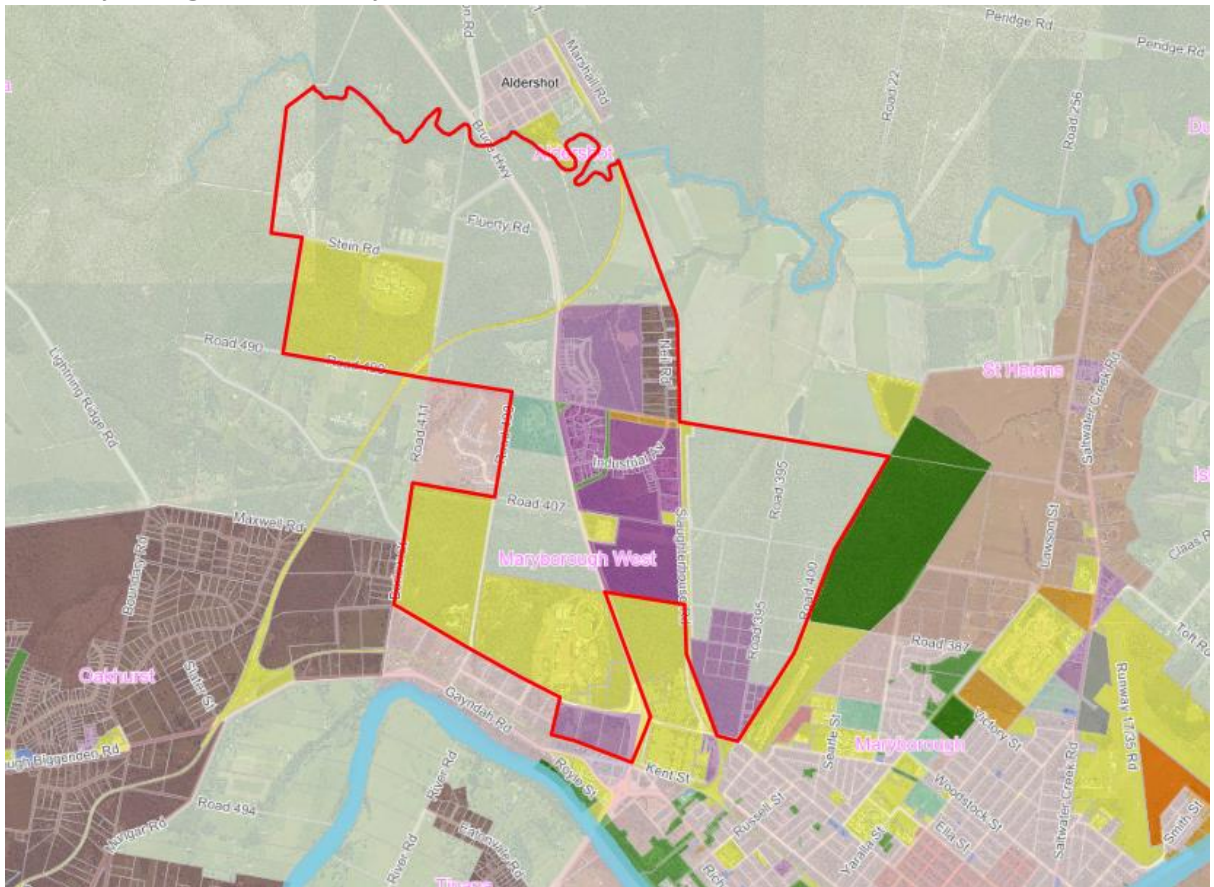
Appendix 2: Discussion Paper

Appendix 3 Literature and Policy Review

Fraser Coast Regional Council Corporate Plan 2018 – 2031 (Fraser Coast Regional Council, 2020)

Background

Council's Corporate Plan 2018-2031 (updated 2020) is a key strategic document that provides a framework and guides Council in decision making and setting policy to prioritise and deliver services, programs and facilities to the community. The *Local Government Act 2009* requires Council to prepare and adopt a Corporate Plan for a period of at least four years. The following table identifies the key Corporate Plan themes and strategies which this document supports.

Strategic Principles

The corporate plan theme and strategies relevant to the planning scheme review and audit are outlined in the following table.

Table 0-1. Review of Corporate Plan Outcomes and Strategies.

| Corporate Plan Themes	Relevant to Planning Scheme - Corporate Plan Strategies
1. Governance	*...* *2. Strong governance of council activities.* *Strategies:* *1. Implement effective strategic management and governance frameworks.* *2. Improve focus on forward planning and project management practices.*
2. Lifestyle	*1. An engaged community whose voice is heard.* *Strategies:* *1. Implement opportunities to effectively engage, educate and inform the community.* *2. A vibrant community focused on cultural diversity and community participation.* *Strategies:* *1. Promote community driven activities with strong council support or partnership.* *2. Encourage increased volunteer support and engagement in community activities.* *3. Improve accessibility to key locations including the beach, foreshore, cultural and historical infrastructure and events.* *4. Increase engagement with multi-cultural communities.* *3. A community that values its arts, heritage and cultural diversity.* *Strategies:* *1. Provide facilities and promote activities which celebrate the arts and heritage across the region.* *2. Support cultural events that highlight the cultural diversity of the region.* *4. A safe, active and healthy community.* *Strategies:* *1. Support safety programs to address areas of need and crime prevention.* *2. Advocate and provide solutions for current and emerging social issues.* *3. Manage an appropriate number of recreational facilities.* *4. Identify and support a range of emerging and major events.*
3. Prosperity	*...*

Corporate Plan Themes	Relevant to Planning Scheme - Corporate Plan Strategies
	4. Carefully managed locations and precincts. • 1. Ongoing development of precinct masterplans to provide a strategic approach to facilitate economic growth. • 2. Promote the Fraser Coast as a preferred location for industry investment.
4. Natural Environment	1. Sustainable practices are applied to all Council operations. Strategies: 1. Guide the reduction of Council's environmental footprint. 2. Incorporate renewable energy elements into all Council activities. 3. Prepare for climate adaptation and manage climate change hazards and risks. 2. Manage waste in a sustainable way. Strategies: 1. Deliver efficient and sustainable waste management services. 3. Easy access for all to the natural assets of the region. Strategies: 1. Improve access and recreational facilities across a range of natural assets. 2. Pursue options to enhance vibrant open spaces suitable for community living. 4. Protection and enhancement of our natural environment assets. Strategies: 1. Deliver Council's water and wastewater programs in accordance with environmental standards. 2. Implement and maintain environmental management plans across the region.
5. Built Environment	1. Integrated planning to support current and future needs of the region and growth. Strategies: 1. Develop strategic land use and infrastructure plans. 2. Deliver well planned infrastructure that is sustainable and contributes to vibrant communities. 3. Establish and implement asset management planning to ensure asset longevity. 4. Deliver community venue facilities to support regional growth. 2. Quality transport networks to support access across the region. Strategies: 1. Develop an integrated transport network that enhances connectivity, accessibility and effective movement. 3. Water, wastewater and stormwater networks that support the current and future needs of the community. Strategies: 1. Develop and manage networks and services for future growth and demand. 2. Maximise beneficial reuse of wastewater by-products. 3. Establish and maintain networks to provide high quality water and wastewater. 4. Transport provisions that service the wider community. Strategies: 1. Advocate and collaborate with transport stakeholders and government agencies for improvements in public and private transport services and investment in infrastructure.

What does it mean for the planning scheme audit?

The planning scheme should support the achievement of strategies included in Corporate Plan as outlined in **Table 3.1** above, in particular the lifestyle; prosperity; natural environment and built environment outcomes should be reflected in the strategic framework.

Wide Bay Burnett Regional Plan (Queensland Government, 2011)

Background

The Wide Bay Burnett Regional Plan commenced in September 2011 and establishes a vision and direction for the region for the next 20 years. The Regional Vision is that "*The Wide Bay Burnett region has a distinct identity and strong sense of community, achieved through a balanced lifestyle that respects cultural values and provides diverse employment and recreation opportunities. It has a robust regional economy supported by a well-managed and high value natural environment, plentiful natural resources and a strong agricultural base. This in turn provides accessible community services, infrastructure and affordable housing choices that support the region's liveability and sustainability*" (State of Queensland, 2011). The regional plan identifies the regional framework (in Part B) and desired regional outcomes (in Part C) for the Wide Bay Burnett region.

Key Strategies

The purpose of the plan is to manage regional growth and change in the most sustainable way to protect and enhance quality of life in the region. The plan does this by:

- addressing regional economic, social and environmental issues
- identifying key infrastructure and service needs
- strengthening economic prosperity and employment opportunities
- highlighting and responding to climate change concerns
- identifying environmental areas for protection and enhancement
- supporting growth in established regional centres and townships
- mobilising public, private and community sectors to respond to key regional issues
- aligning efforts across agencies and all levels of government.

What does this mean for the planning scheme audit?

The Wide Bay Burnett Regional Plan is currently under review by the State and as such alignment with current directions in the 2011 version is considered to be of limited utility. It is noted that in a teleconference dated 16 March 2020 Council raised that the new Regional Plan should address the following:

- Recognition that the Fraser Coast is the geographic and growth centre of the Wide Bay Burnett Region;
- Recognition that the region has two distinct areas being the costal urban and rural hinterland and they are vastly different;
- Supply of employment lands – There needs to be significant attention paid to the adequate provision of employment and manufacturing lands. These lands need good access to rail, road, power and people. The Wide Bay Burnett Region will need to cater for future industrial and manufacturing requirements that cannot be accommodated in SEQ;
- Strategic transport networks - Enhancing the region's strategic transport network (road, rail, sea and air) to link regions industries to markets and data collection on these networks to support

investment decisions. This includes a four-lane road from Maryborough to Hervey Bay; reconciliation of Local and State road network capacity issues; improved rail services to Brisbane;

- Water security – There have been previous attempts to establish a regional strategy but has not progressed. There should also be recognition of effluent reuse projects;

- Expansion of the Urangan Harbour;

- Recognition of the role of Fraser Island in Regional Plan;

- Identification of community infrastructure like the Fraser Coast Sports and Recreation Precinct; Maryborough Showgrounds; university; hospitals/medical precinct, which are important community assets and economic opportunities for the region. For example, a sports stadium at the sports precinct will accommodate a State and national range of events brining significant visitor numbers to the region;

- Regional waste and resource management solutions (including recycling);

- Recognition of regional airports (including the Hervey Bay airport and the Maryborough airport) as important gateways to the region and economic opportunities for business and industry;

- Need for social housing investment to address homelessness;

- Need to rationalise regulatory frameworks for coastal protection to ensure that water-dependent marine infrastructure and coastal management practices (e.g. beach nourishment and coastal protection infrastructure) continue to be anticipated and supported;

- Need for improvements to the telecommunications network quality;

- Need for improvements in the power network supply and servicing;

- Recognition of the "green power" projects developing in the Fraser Coast and the opportunities for more; and

- Need for a Disaster Management Centre for Hervey Bay.

Fraser Coast Economic Roadmap – Building Better Communities Beyond 2030 (R Marketing Group)

Background

The Fraser Coast Economic Roadmap was endorsed by Council in 2019 and was developed following community consultation. The vision is that *"In 2030 and beyond, the Fraser Coast will have a diversified economy with a dynamic and innovative business ecosystem. There will be strong skills and education pathways, unlocking lucrative and secure career opportunities for our young people. Our communities will be inclusive and connected– united by a shared belief in our region's natural beauty, as well as a self-belief in our ability to compete on the national and global stage. Geographically, we will become even more connected to our neighbouring regions. These economic, education and social connections will continue to yield significant economic benefit for our community"* (p6). The Roadmap charts a course towards long-term, sustainable economic growth and future prosperity for the Fraser Coast and identifies priority areas of focus for Council's current and future economic development efforts. It is supported by an Implementation Plan prepared alongside the Roadmap sets out a range of projects and priorities that Council will deliver in Partnership with the community and the Queensland and Australian Governments.

Key Elements

The Economic Road Map has four central activity pillars. These pillars are intended to grow the region's economy by building on our natural assets and competitive advantages and include:

- Education and Job Readiness: Improving education, training and skills opportunities to promote economic resilience and sustainable growth.

- Business Investment: Delivering a suite of economic development projects to drive long-term economic growth, with a particular focus on investment attraction and business expansion.
- Community connections: Forging even stronger local connections to advocate and collaborate to foster capability and growth; and
- Enabling infrastructure: To unlock economic growth, ensuring regional infrastructure is delivered when needed (p5).

What does it mean for the planning scheme audit?

The Economic resources and development theme under the strategic framework should reflect the four pillars of the Economic Road Map to promote the long-term sustainable economic growth of the region.

Hervey Bay CBD Urban Renewal Master Plan (GHD, 2015)

Background

Fraser Coast Regional Council engaged GHD to develop an urban renewal master plan to establish a number of renewal principles and strategies for the CBD. The key objectives of the master plan are to:

- reinforce and elevate Pialba's role as Hervey Bay's CBD;
- translate the key intents of the Local Plan;
- identify key placemaking and urban renewal opportunities; and
- establish good quality urban design outcomes (p8).

The study area is generally defined by Charles Street and Hillyard Street to the North; Hillyard, Bryant, and Hunter Street to the east; Boat Harbour Drive to the south; and Liuzzi Street and Charles Street to the west (p8).

Key Elements

The Master Plan establishes the following vision for the Hervey Bay CBD "*By 2035, the Hervey Bay CBD area will be an attractive and vibrant centre for Hervey Bay that will contribute to the prosperity, liveability, and memorability of the City and the region as a whole. The CBD will accommodate a diversity of uses and activities, set within a walkable and green urban fabric, and defined by an expansive and comfortable public realm. With Council and community led activities extending beyond the 9-5, the CBD will be the City's primary destination for: commercial enterprise; cultural engagement and development; creativity, education and training; social recreation; and boutique, market, and high-street style shopping. And it will be a CBD for Hervey Bay - accessible and inclusive; casual yet sophisticated; responsive to its setting with a connection to the foreshore; and complimentary to other centres in the City*" (p9).

Key Master Plan sets out the following Development Principles:

- 01 Memorable & Attractive: A centre that offers an expansive, engaging, and comfortable public realm; A centre that reflects the unique identity of Hervey Bay and the local sense of place; A centre that incorporates a range of activities to attract locals and visitors and provides experiences that are distinctive and memorable;
- 02 Adaptable & Sustainable: A centre that incorporates open space and community facilities to
- accommodate a range of Council and community led programs and activities. A centre that is structured to thrive and has capacity to grow over time. A centre that allows for responsible growth which recognises environmental constraints and opportunities;
- 03 Accessible & Connected: A centre that is accessible for people of all ages, abilities, and means, through multiple modes of public and private transport, including pedestrian and mobility scooter

access. A centre that is safe, legible and easily navigated, for residents and visitors alike. A centre that is connected to key facilities and destinations within and beyond, such as the foreshore and Stockland's shopping centre.

- 04 Productive & Engaging: A centre that provides a range of quality and cost-effective tenancy options, from incubator spaces to large floor plate commercial spaces, with substantial opportunities for expansion of commercial, retail, and residential development. A centre that accommodates the City's key civic, community, cultural, and education facilities, and integrates them through an engaging public realm. A centre that is activated beyond the usual 9am-5pm workday, with a range of Council and community led programs (p11/12).

What does it mean for the planning scheme audit?

This report is currently in the process of being reviewed. Once finalised, it is recommended the recommendations of the report are integrated into the planning scheme.

Drones Strategy 2018-2023 (Aviation Projects and AEC)

Background

Fraser Coast Regional Council endorsed the Drones Strategy 2018-2023 on 27 June, 2018. The Strategy sets out a long-term blueprint for growing economic activity on the back of drone-related activity in the Fraser Coast Region. The Drone Strategy's vision for the Fraser Coast is "*to be at the forefront of developing and capitalising on drone technology and applications to deliver long term, sustainable economic and community benefits. This will be achieved through collaboration and innovation encompassing all levels of government, industry and the broader community; and contribute to Building Better Communities.*" Business Insiders BI Intelligence defines drones as aerial vehicles that can fly autonomously or be piloted by a remote individual known as Unmanned Aerial Vehicles (UAV).

Key Elements

The Strategy identified that Fraser Coast Region has a number of competitive advantages to attract drone-related business including political and organisational commitment to the development of the Region as a Drones Innovation Hub; its location as an ideal destination with outstanding natural environments; well-developed tourism assets, accessibility by land and air, greenfield space and existing aviation hubs; and an available and motivated workforce and supporting services to accommodate expansion and growth in drone-related activity.

The Civil Aviation Safety Authority (CASA) has produced an 'app' that shows no-fly zones, and fly with caution zones, for drones operated in the under 2 kg commercial category. The app can also be used as a guide for recreational flyers, identifying no-fly zones around airports, the flight paths of small airports, helicopter landing areas, and restricted and military airspace. Drones over 2 kg require a remote pilot license and a remotely piloted aircraft (RPA) operator's certificate.

Drones are currently being used across the world for:

- Telecommunications and utilities: Companies save time and significant operational costs when inspecting communication towers and power poles with UAV's. UAV drone services include Line of sight surveys for transmission; RF External interference detection; Structure upgrade, design, as-built and maintenance inspections, including 3D modelling and asset management; Thermal imagery inspections;
- Maintenance: Maintenance of infrastructure management can be a slow and costly process and, in most cases, requires rope access, scaffolding and elevated work platforms. UAV Drone services

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 80

include: Structure routine maintenance inspections; Building physical, environmental and energy efficiency inspections; Weather event insurance analysis; Pipeline and pumping equipment inspections; Dam wall inspections; Wind turbine inspections; Lighting pole maintenance inspections; Power line and HV tower inspections; and Road and bridge inspections;

- Construction: Drones are being used as an effective solution for digitising and optimising operations for a construction site. Drone flights can capture high-quality aerial data, analyse it and create a detailed 3D survey of the site. UAV Drone services include project construction time-lapse photography of construction projects to increase productivity; Detect break-lines and check stockpile volumes of building supplies; Compare plans to as-built;

- Fire Management: Search large areas to detect fires; map fire fronts on real-time information; coordinate and guide in firefighters in an out of crucial areas; Fire fighters can see a live stream from the drone; Pinpoint fire prone areas from collection of high resolution imagery to detect dry and/or overgrown areas that represent fire risks;

- Search and Rescue: Guide a rescue team straight to target; Rescue team can also see live stream from the drone to gain additional perspective; Thermal camera systems can detect humans; and unmanned aerial system can be in the sky and searching within minutes; and

- Emergency Response: Command view provided by drones providing the big picture to manage operations and make informed decisions; Natural disasters such as floods and earthquakes, drones provide versatile maps and make informed decision and facilitate an effective response to the problem; Improved infrastructure by using drones to learn from emergencies by visualizing problem areas; facilitating the improvement of structures and systems, reducing the risk of future emergencies;

- Agriculture: UAV drones services include animal detection; plant analysis and vegetation crop mapping; aerial weed spraying;

- Environmental drone research and aerial drone photography: wildlife surveillance and habitat monitoring;

- Tourism, media and marketing: Aerial photography and videos; and

- Events: Recreation Drone Racing.

The Strategy identifies the potential to establish a Drones Innovation Hub and includes the following action areas:

- Action Area 1 – Consistent and Constructive Policy Alignment;
- Action Area 2 – Increased Community Awareness of the Fraser Coast Drone Strategy;
- Action Area 3 – Infrastructure Needed to Drive Industry Growth;
- Action Area 4 – Incentivisation, Grants and Promotion Programs; and
- Action Area 5 – Collaboration and Advocacy Strategy.

What does this mean for the planning scheme audit?

The Drone Strategy identifies that Planning Scheme to promote a 'drone-friendly' region, with the aim of attracting public and private investment, Council's planning scheme should be reviewed to identify and remedy any existing policies that may be restrictive and to consider any potential changes that can support drone activity (p13). The Drone Strategy can be addressed through amendments to the strategic framework (Economic resources and development theme) and review of zoning to provide for Transport

Depots (Drone facilities) in appropriate zones, which may be the defined use term for the Drones "home base".

Fraser Coast Airports Master Plan 2011-2031 (Fraser Coast Regional Council)

Background

The Fraser Coast Airport Master Plan seeks to provide a clear, easily understood planning framework for the next 20 years, within the context of maximising both the aviation and non aviation development of Fraser Coast Airports, in particular Hervey Bay Airport and Maryborough Airport. The Master Plan provides the basis for the development of aviation facilities and infrastructure, co-ordination of aviation and non aviation land use planning and management of the Airports (p2). All leased federal airports (except for Tennant Creek and Mount Isa) are subject to a planning framework in the *Airports Act 1996* (the Airports Act). While the Fraser Coast Airports are not covered by the *Airports Act 1996*, the Master Plan has been developed based on the principles outlined in the Act.

Key Elements

The Master Plans for Hervey Bay Airport (Part 2) and Maryborough (Part 3) address the existing airport facilities and capabilities (e.g. terminal facilities/runways), passenger movements and flights, infrastructure capacity, services and utilities and provide an assessment of future requirements and land use. The Master Plan also addresses It also addresses visual and non-visual aids, including the identification of Obstacle Limitation Surfaces; Navigation Aids and Air Navigation Procedures. Australian Noise Exposure Forecast (ANEF) or noise contours for both airports have also been mapped to assist in noise management.

 The Master Plan for Hervey Bay Airport (Part 2) identifies that the airport is complemented by the Hervey Bay Airport Industrial Park which provides a significant opportunity to attract aviation related support industries.

The Master Plan for Maryborough Airport (Part 3) identifies that commercial flights from Maryborough airport to Brisbane through Sunshine Express and Rex Airlines operated up until late 2006, and the airport currently caters for recreational flying, medical air services, flying training and freight transport.

What does this mean for the planning scheme audit?The planning scheme already integrates the recommendations of the Fraser Coast Airports Master Plan 2011-2031. There may be opportunity to review the Strategic Framework to ensure the role of the airports is adequately recognised.

Fraser Coast Smart Communities Plan – 2019 and 2023 (Fraser Coast Regional Council, 2019)

Background

The vision of the Fraser Coast Smart Communities Plan is that "*Fraser Coast will use smart technology to drive sustainable growth, innovation, community value, tourism and investment*" (p2). The plan acknowledges that smart communities leverage smart technology, big data, sensors, digital networks and intelligent design to improve local liveability, sustainability and economic activity.

Key Elements

Key elements of Fraser Coast's Smart Community Plan 2019-23 include:

- A 'Statistical Snapshot' section which provides an indication of our region's current context
- A 'Community Engagement Snapshot' which showcases the thoughts and ideas of residents in our community

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 82

- A 'Case Studies' section which examines the positive work already being done to create a smart community in the Fraser Coast

- A 'Vision and Principles' section which gives broad direction and guidance for the long term development of our smart community. The key principles are:

    o Community Focused - We will design and deploy smart technology for community benefit, aiming to improve wellbeing, convenience, productivity, citizen experience and opportunity;

    o Collaboration - We will work together – with community, business, innovators, investors and other governments – to maximise smart technology opportunities and outcomes.

    o Sustainability - We will employ digital and smart technology to promote sustainability, preserving our outstanding natural environment, and growing our green economy.

    o Confidence - We will engage with smart technology with purpose and assurance, confident in our capability, objectives and priorities.

    o Innovation - We will encourage and support local innovation to leverage local creativity, catalyse new partnerships, and strengthen our economy.

    o Inclusive and Accessible - We will provide opportunities within our smart community so that all residents can participate.

- A 'Strategic Objectives' section which provides outcome based goals for Council to work towards, including:

    o Increase the coverage and quality of smart/digital community services
    o Build Fraser Coast's digital economy
    o Increase local innovation capacity and outcomes
    o Build Fraser Coast's smart Community status
    o Better data for better decision making
    o A smarter Council – better services, and more efficient
    o Enhanced community participation and engagement
    o Enhancing Fraser Coast's smart community maturity/capability

- A 'Measuring Performance' section that lists relevant performance indicators to ensure accountability and transparency

- A 'Strategic Themes & Priority Actions' section categorises the smart community development into five key areas with corresponding actions

- A 'Smart Community For You' section that highlights how all residents will benefit from a smarter Fraser Coast

- A 'Developing Maturity' section describes the journey for Fraser Coast to become a smart community leader

- An 'Implementation' section looks to provide practical internal guidance for Council to start realising the smart community vision

What does it mean for the planning scheme audit?

The planning scheme should support the achievement of vision, objectives and strategies included in Smart Communities Plan, including:

- Drafting strategic outcomes which support the objectives of the Smart Communities Plan, specifically relating to:

    o Increasing the coverage and quality of smart/digital community services
    o Building Fraser Coast's digital economy

- o Increasing local innovation capacity and outcomes
- o Building Fraser Coast's smart Community status
- o Providing data for better decision making
- o Providing for a smarter Council - better services, and more efficient
- o Providing for enhanced community participation and engagement
- o Enhancing Fraser Coast's smart community maturity/capability (p12)

- Options to encourage enhance smart/remote/tele-working opportunities, and promoting the region as a destination for smart tech investment (p15)

Walk and Cycle Strategy 2015 (Fraser Coast Regional Council)

Background

The Walk and Cycle Strategy is superseded by the Active Transport Strategy 2020.

Mary to Bay Rail Trail – Trail Development Plan 2019 (Mike Halliburton Associates and Transplan Pty Ltd)

Background

The Trail Development Plan sets out a detailed set of activities for the progressive construction work to complete the Mary to Bay Rail Trail primarily utilising the disused railway corridor between Maryborough and Hervey Bay. The primary focus is on the works necessary to convert the corridor to a rail trail and the ongoing maintenance and funding. The Plan provides examples of already constructed rail trails elsewhere in Australia and overseas.

Key Elements

The Strategy recommends that Fraser Coast Regional Council use this Trail Development Plan (in conjunction with the Feasibility Study), and other documentation in future funding applications to the Queensland Government.

What does it mean for the planning scheme audit?

Subject to resolution around funding, the Rail Trail alignment could be reflected in an Active Transport/Street overlay code.

Fraser Coast Regional Council Active Travel Strategy 2020 (Fraser Coast Regional Council, 2020)

Background

The Fraser Coast Active Travel Strategy ("the Active Travel Strategy") was prepared by Council to identify facilities and programs that will accommodate and encourage further participation in Active Travel. Active Travel includes any form of non-motorised transport that involves physical activity, with the exception of using low-powered electric devices. It includes activities such as walking, cycling, skateboarding, pushing prams and the use of mobility devices and electricity assisted bikes and scooters. The active travel network includes footpaths, shared paths, on-road cycle lanes, dedicated off-road cycle facilities and shared zones as well as sharing the use of the roadway with traffic.

The strategy states that the successful delivery of the Active Travel Strategy will bring a variety of health-related and economic benefits to the Fraser Coast and will work towards establishing Fraser Coast as a lifestyle community where Active Travel plays a vital role (p5).

Strategic Principles

The key principles for the strategy include:

- Governance: Ensure effective forward planning, project management and effective management of people, assets and finances;
- Lifestyle: Support the needs of residents and visitors on the Fraser Coast, open new opportunities for all residents and visitors to participate in the vibrant Fraser Coast lifestyle, and provide equitable access to community facilities;
- Prosperity: Build an Active Travel network that supports the diverse Fraser Coast community and the continued growth of the region. Invest in innovative projects to increase Active Travel participation and capitalise on opportunities in the growing tourism industry;
- Natural Environment: Apply sustainable practices to minimise environmental impacts, connect the community and visitors to the unique natural environmental of Fraser Coast;
- Built Environment: Provide resilient infrastructure that supports current and future needs of the region, is sustainable and contributes to vibrant communities.

Key Actions

Key actions to be delivered by the strategy include:

- Investigations and pilots of supporting treatments to increase the appeal of Active Travel facilities and mode choice;
- Programs to increase community Active Travel participation rates;
- Promotion of events and provision of facilities to encourage Active Travel;
- Delivery of Signature Projects to complete key connections in the Active Travel network;
- On-going delivery of network completion works;
- Investigations to identify appropriate locations for Active Travel infrastructure that supports and enhances the network; and
- Policy improvements to facilitate the provision and use of Active Travel infrastructure in the Fraser Coast region.

What does it mean for the planning scheme audit?

The planning scheme should support the Active Travel Strategy by reviewing the strategic framework – Access and mobility theme (including Strategic framework Map 3); Local government Infrastructure Plan and Transport and parking code to address the future network plan as identified for the Active Travel Network Hierarchy – Maps A-1 - A-5.

Further it is recommended that the Local Government Infrastructure Plan (Desired Standards of Service) and Transport and parking code be amended to address recent amendments to the PR. Schedule 12A of the Planning Regulation now requires that certain types of reconfiguration a lot (where 2 or more lots are created in specified zones) to provide for the convenient and comfortable pedestrian movement, including:

> (a)   for a new road used mainly for providing direct access to a created lot—a footpath is constructed—

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 85

> (i)   if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road—on both sides of the road; or
>
> (ii)   otherwise—on at least 1 side of the new road; or
>
> (b) for another new road—a footpath is constructed on both sides of the road.

Fraser Coast Youth Strategy 2015 (Fraser Coast Regional Council)

Background

The Fraser Coast Youth Strategy 2015 – 2019 provides a framework for improving the wellbeing outcomes for young people of the Fraser Coast. The strategy has been developed through consultation with youth, community groups and educators and identifies strategies to make the Fraser Coast an ever better place for young people. It is supported by an action plan which identifies priority areas for action.

The aims of the strategy are to:

- Involve young people in identifying their needs and desired community outcomes;
- Provide mechanisms for engaging with youth;
- Engage community members, organisations and youth in a shared vision for the future of the Fraser Coast community; and
- Promote and strengthen partnerships between Council, community organisations, young people and the wider community (p5).

Key Elements

The strategy is supported by the following goals:

- GOAL 1 - Encourage young people to actively participate in community life and contribute to the future direction of the Fraser Coast region;
- GOAL 2 - Minimise the barriers to youth participation;
- GOAL 3 - Create a region that is youth friendly;
- GOAL 4 - Encourage more employment and work opportunities for young people;
- GOAL 5 - Advocate for improved services and facilities for young people;
- GOAL 6 - Increase the safety and wellbeing of young people

What does it mean for the planning scheme audit?

The Strategic framework – Community wellbeing theme should be amended to ensure alignment with the Fraser Coast Youth Strategy.

Culture Strategy – 2015 - 2019 (Fraser Coast Regional Council)

Background

The Fraser Coast Cultural Strategy seeks to further explore the depth and diversity of our culture and help staff and key stakeholders plan for future cultural services across the region. Culture is all of the customs and activities which constitute lifestyle, the sense of identity and heritage of our community and the means by which this is expressed or interpreted and by which it is acknowledged. Arts and culture can be defined as all forms of creative practice and artistic and cultural expression and activity. This includes but is not limited to visual art, music, dance, writing, craft, theatre, media, art, multi-arts, design, public

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 86

art, events, festivals, exhibitions, community cultural development and preservation of knowledge, stories, heritage and collections.

Key Elements

This strategy sets out the following vision for arts, heritage and culture for the Fraser Coast over the next four years "*A region where arts and culture are at the heart of our community wellbeing, building a sense of identity and growing our lifestyle and economy creatively*". It has the following supporting elements:

- Creative places: We will build a strong sense of place and identity. We will offer a compelling and attractive cultural lifestyle. We will maximise return on community arts venues and programs.
- Creative Community: We will improve the wellbeing of our community through increasing knowledge of, engagement with and participation in cultural activities. Our present will reflect our past and inform our future culture. Our work is created to, for and with our community.
- Creative Economy: We will grow the public value of the arts. We will strengthen cultural tourism opportunities and encourage economic development through job creation and skills development. We will position ourselves as a leading regional creative hub.
- Creative future: We will work effectively with others in order to maximise resources and achieve collective outcomes.

What does it mean for the planning scheme audit?

The Planning Scheme should reflect the key findings of the Culture Strategy 2015-2019, in particular those relating to creative places in the Strategic framework – Community wellbeing theme.

Fraser Coast Regional Events Strategy 2014 - 2020 (Fraser Coast Regional Council)

Background

The Fraser Coast Regional Events Strategy 2020 provides specific direction and guidance for bringing communities together, celebrating our region's diversity and fostering a shared sense of place for the region. It includes the following vision: "*By 2020, the Fraser Coast Region will be regarded as the events capital of regional Queensland, with a vibrant, dynamic and diverse range of year round event activities contributing to the overall resilience, wellbeing and sustainability of the Fraser Coast's economy, culture and community*" (p2).

Key Elements

The Strategy seeks to:

- showcase the Fraser Coast's unique identity and capacity for hosting events.
- ensure a diverse, vibrant and balanced year-round event calendar.
- promote the Fraser Coast's position as a highly desirable place to live, work, invest and play.
- identify events that are major economic drivers for the Fraser Coast region and support our destination brand.
- attract events which align and complement the region's position within the Tourism and Events Queensland regional events strategic plan and that provide maximised benefits from a social, cultural, economic and/or environmental perspective.
- develop commercial and community partnerships to increase investment and support of events.

What does it mean for the planning scheme audit?

The Strategic framework – Community wellbeing theme should be amended to ensure alignment with this Strategy.

Greening the Fraser Coast – A Strategy for Streetscapes (JFP Urban Consultants, 2020)

Background

The Greening the Fraser Coast – A Strategy for Streetscapes was prepared by JFP Urban Consultants for Fraser Coast Regional Council in June 2020. The report focuses on strategies to maintain and enhance the unique natural environment and lifestyle of Fraser Coast by planting street trees along densely developed commercial, residential and retail areas and greening the streetscapes of the Fraser Coast Local Government Area. The strategy is intended to act as a guide for sustainable street tree planting and should be read in conjunction with other Fraser Coast Regional Council Tree Management and engineering policies regarding the nature strip.

Key Report Findings

Improvements to air quality, comfortable places to rest and enhanced stormwater management are just some of the many benefits provided by greening our streets. It has been shown in many studies internationally that the significant lack of street trees creates consequences to the social, economic and environmental aspects of our communities.

With the implementation of street trees along CBD streets there will be a significant reduction in heat stress to roads, footpaths and surrounding infrastructure as trees shade these surfaces and absorb the radiant heat. This will reduce the amount of energy needed to cool infrastructure. Furthermore, cool breezes will also minimise the extent and effects of major heat sinks. These factors will reduce the potential of creating a heat island in Maryborough or similar centres.

Increasing shade in streets throughout the Fraser Coast should cause an increase in foot traffic from locals and tourists along store fronts improving the socioeconomics of the area. In some international studies, a reduction in crime rates were discovered due to an increase in foot traffic as a result of more street trees.

What does it mean for the planning scheme audit?

Developers of new housing estates are typically required to install street trees as part of development conditions, however this policy has not been evident in some contemporary developments occurring across the region. It is recommended that the Landscaping code and Reconfiguring a lot code be reviewed to align with the directions of the streetscape strategy and the recent amendments to the PR. Schedule 12A of the Planning Regulation now requires that certain types of reconfiguration a lot (where 2 or more lots are created in specified zones) is to provide street trees to provide shade for comfortable walking, including:

(a)   if a local assessment benchmark for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road—complying with the local assessment benchmark; or

(b)   otherwise—ensuring at least 1 tree is planted per 15m on each side of a new road.

Fraser Coast Regional Council – Maryborough and Hervey Bay Parking Strategy 2019-2038 – Stage 3: Parking Strategy Report (Bitzios Consulting, 2019)

Background

Bitzios Consulting was commissioned by Council to prepare the Maryborough and Hervey Bay Parking Strategy 2019-2038 (MHBPS) based on an assessment of eight focus areas across the region. The eight focus areas are Maryborough Commercial Core; Maryborough Hospital Precinct; Point Vernon; Pialba; Scarness; Torquay; Urangan and Hervey Bay Hospital Precinct.

The key objectives of the report were to:

- review the feasibility of each previously identified potential future parking site;
- finalise concept plans and cost estimates for each potential future parking site;
- document broad local government wide strategies to guide Council's decision making in the future;
- document short, medium, and long-term strategies for each focus area; and
- present an action plan for the delivery of the focus area strategies in the short, medium, and long term.

Key Findings

The study found that a review of the existing and forecast future parking demands in key focus areas within Maryborough and Hervey Bay indicates that parking demands across the region are moderate. Typically, high parking demands are localised to key 'hotspots' within the region, near key trip attractors and / or destinations.

Based on the above, Council should focus its parking investment in the Maryborough CBD, and around the Maryborough and Hervey Bay Hospitals where parking data has confirmed parking capacity issues.

In the Maryborough CBD, there is a need for additional at-grade parking in the short term. This could be facilitated through an expansion of the existing Council-owned Alan & June Brown Car Park. In the long term, it appears that Council will need to invest in a multi-storey parking structure on the fringe of the commercial core to accommodate increased parking demands. There are three (3) Council-owned sites that could potentially be utilised for a parking station, including on Richmond Street, Ellena Street, and Kent Street. However, further investigations are required to confirm feasibility and identify a preferred site. Importantly, the preferred site could be utilised for at-grade parking in the interim until the parking station is delivered. Beyond that, Council should consider strategic private land acquisitions to future proof CBD parking.

At the Maryborough Hospital, the off-street parking supply is at practical capacity now with overflow parking demands occurring on Walker Street, Neptune Street, and Yaralla Street. Whilst this typically occurs at hospitals, it is recommended that the on-street parking around the hospital is formalised to maximise the supply. Furthermore, long-stay on-street parking along the Walker Street frontage of the hospital should be converted to short-stay parking for bona-fide visitors. In the long term, the hospital will need to provide additional off-street parking to accommodate increasing demands and as such, it is recommended that Council commence discussions with the hospital to confirm their plans to manage parking into the future.

At the Hervey Bay Hospital, there are significant parking demands and a need for additional parking now. Unfortunately, there are limited low cost opportunities for Council to provide additional parking in this precinct. Further investigations are required to confirm the feasibility of constructing at-grade parking within the mobility corridor adjacent to Madsen Road and / or within the drainage corridor on Nissen

Street, with potential delivery in the medium term. In the long term, the hospital will need to provide additional off-street parking to accommodate increasing demands and as such, it is recommended that Council commence discussions with the hospital to confirm their plans to manage parking into the future.

In Pialba, there are parking 'hot spots' around the industrial area with overflow parking currently occurring on vacant private property. Unfortunately, there are limited low cost opportunities for Council to provide additional parking in this precinct. Whilst there is an opportunity for Council to provide additional parking in proximity to the Hervey Bay Library, by formalising the existing overflow parking area, this area is subject to the "Hervey Bay CBD Urban Renewal Master Plan" which nominates the existing at-grade car park at the Hervey Bay Library as a potential site for a future multi-level parking structure.

Around the foreshore areas of Scarness, Torquay, and Urangan, it is recommended that Council formalises and encourages parking one (1) street back from The Esplanade (i.e. McKean Road / Freshwater Street in Scarness, Freshwater Street / Campbell Street and Truro Street in Torquay, and Hibiscus Street in Urangan). To maximise the utilisation in these areas, Council will need to provide additional pedestrian infrastructure, potentially install wayfinding signage, and look for opportunities to provide direct pedestrian linkages to the foreshore as sites along The Esplanade redevelop over time.

What does this mean for the planning scheme audit?

The findings of the parking strategy should be incorporated into the Local Plans. The Transport and parking code should also be reviewed to ensure that it aligns with the findings of the report, including the need to provide greater car parking in key "hot spot" areas.

Fraser Coast Waterbody Management Strategy (DesignFlow, 2020)

Background

DesignFlow was commissioned by Council to identify, characterise and prioritise Council's waterbody assets and use this information to develop a waterbody asset management framework. The overall goal of the strategy is to assist Council to implement a proactive maintenance regime for waterbodies which focuses resources where they will yield the greatest benefits or values for the community.

Key Findings

The report found that within the Fraser Coast region, there are 54 identified waterbodies with a total area of 120ha. These waterbodies provide significant value for the community, which include:

- Premium on property values - people are willing to pay more live close to waterways and waterbodies
- Flood management – many waterbodies play an important role in reducing flood flows
- Aesthetics, amenity and liveability – lakes can enhance the amenity or urban areas
- Education and awareness – the presence of lakes can make residents more aware of the water cycle and water quality
- Ecological values – healthy waterbodies provide diverse habitats within urban areas both now and for the future

Despite these benefits, the report found that waterbodies which are poorly designed or difficult to maintain can exhibit significant issues which can incur considerable cost to Council. Common issues observed in waterbodies include:

- Risk of injury or drowning;

- Health risks (pollution or pathogens);
- Drainage and Flooding;
- Sediment and organic matter build up;
- Odours;
- Algal or blue green algae blooms;
- High turbidity (i.e. murky water);
- Aquatic weeds;
- Exotic fish species;
- Terrestrial weeds;
- Erosion of bank edges;
- Water bird populations; and
- Fish kills.

What does this mean for the planning scheme audit?

The findings of Waterbody Management Strategy recommends that the Development Works Planning Scheme Policy be reviewed to carefully manage the approval of waterbodies in the future including:

- Developing a policy for artificially constructed or modified waterbodies that recognizes the high-risk these assets pose, considering maintenance, resourcing and sustainable management.
- Establishing development controls for artificially constructed or modified waterbodies that does not readily accept new lakes or existing farm dams, but rather establishes appropriate development controls to ensure waterbody systems are designed and constructed to adhere to best practice and handed over correctly and that developers provide a long-term financial contribution to Council for management (p16).

Mary Regional Resilience Strategy – A coordinated catchment (Queensland Government, 2020)

Background

The Coordinated Catchment - the Mary Regional Resilience Strategy is a blueprint which provides the basis upon which to coordinate, collaborate, connect and champion multi-hazard resilience efforts into the future. It seeks to inform strategic and coordinated approaches to community and climate-related disaster resilience activities across the region so that funding and action can be aligned to a common intent. It includes information regarding flooding, cyclone and storm surge, bushfire and grassfire, severe storm, heatwave, landslides, sinkholes, earthquakes and human-induced hazards (e.g. gas leaks, chemical and oil spills and dam breaks).

Key Strategies

The objectives of this strategy are focused on the following:

- Sharing, leveraging and coordinating resilience efforts across the region
- Adopting a place-based approach to resilience action, tailored to the varied characteristics of the region and its communities
- Aligning sustainable development with disaster risk reduction
- Telling our unique resilience story, recognising that one size does not fit all
- Recognising the role of disaster resilience to our local and regional economy and social (or community) resilience (p12).

What does this mean for the planning scheme audit?

It is the intention of this strategy that coordination of effort across government, communities, stakeholder groups and disciplines integrates a resilience mindset to embed a streamlined approach to business as usual across a wide variety of policy and strategy. This may include, but is not limited to regional plans and land use planning schemes (p13).

Park Infrastructure and Enhancement Plans (Fraser Coast Regional Council)

Background

Fraser Coast Regional Council has prepared a range of park infrastructure, master plans and enhancement plans for key parks across the region. The plans include aerial imagery and a list of proposed enhancements varying from shade tree planting; upgraded facilities; carparking to playground extensions.

Key Elements

Plans have been prepared for:

- Fielding Park;
- Alex Gillespie Park;
- Anzac Park;
- Augustus Park;
- Bellert Park;
- Botanic Gardens;
- Endeavour Way Park;
- Gilston Road Park;
- Oslove Drive Park;
- Petersen Park;
- Point Vernon;
- River Heads;
- Tiaro Memorial Park;
- Traviston Park; and
- Woocoo Park.

These plans are available from: https://www.frasercoast.qld.gov.au/publications

What does this mean for the planning scheme audit?

The Local Government Infrastructure Plan/Schedule 3 – Local Government infrastructure plan mapping and tables require review to address key elements arising from these park infrastructure, master plans and enhancement plans.

On-Site Sewerage Facility Risk and Strategy 2019 (Taylor Environmental)

Background

Fraser Coast Regional Council engaged Taylor Environmental to develop an On-site Sewerage Facility (OSSF) strategy and risk assessment map. The council is responsible for administering the QLD Standard Plumbing and Drainage regulations, including the assessment of OSSF applications. Council also considers the SPP State Interest for Water Quality when assessing new developments in the region. Recent

development applications have identified a need to assess and formalise how council manages the OSSF program to ensure new developments comply with the SPP and best practice standards while minimising environmental risks at the earliest opportunity in the delivery timeline (p11).

Key Elements

The Strategy provides:

- The identification of the risks of onsite wastewater treatment systems in the Fraser Coast Regional Council area;
- The environmental values of the Fraser Coast Region that may be impacted or contribute to potential risk;
- The available OSSF options and methodologies and their servicing requirements;
- The site-specific constraints associated with designing a treatment system or development application (p8).

What does this mean for the planning scheme audit?

The implementation of this strategy will assist in ensuring treatment of wastewater and the disposal of effluent can be appropriately and sustainably managed without risk to the environment or human health. Building work triggers may need to be reviewed in the Tables of Assessment to make Dwelling houses involving OSSF accepted development subject to requirements. The Dwelling house code and Works, services and infrastructure code may also require review to ensure compliance with the On-Site Sewerage Facility Risk and Strategy 2019.

Urangan South Land Use Strategy and Local Area Plan – Draft Structure Plan Report (Cardno, 2019)

Background

The Urangan South Project Area (the 'project area') has an area of approximately 137.3 hectares, and is located on the south-eastern periphery of the Hervey Bay urban area, approximately 4.5 kilometres from the Pialba CBD. The Structure Plan integrates environmental, land use, transport, urban design, urban infrastructure and staging considerations to identify and guide the preferred type, form, sequencing, and character of future development in the structure plan area (p2). It forms the basis of preparing a Local Plan.

Key Strategies

In order to facilitate a coordinated approach to future development of the structure plan area, the structure plan concept seeks to strike a balance between development expectations set by the existing planning scheme and existing approvals, community preferences for urban intensity, key constraints such as drainage matters, and a sensitive response to physical and environmental characteristics. This has resulted in the identification of a residential community comprising a range of densities, with key infrastructure items identified for the orderly and logical development of the area.

The report recommends that the Draft Structure Plan area report and accompanying structure plan concept be endorsed by Council for the following purposes:-

1. To provide a broad land use structure to guide future development in a manner that appropriately provides for residential development while sensitively responding to physical values and constraints.

2. To help guide and inform Council's assessment and decision making process for existing and emerging development applications within the structure plan area.

3. To inform amendments to the planning scheme, particularly in relation to the drafting of specific local plan provisions applicable to the Urangan South structure plan area.

4. To inform future infrastructure planning exercises within the structure plan area, particularly in relation to the planning assumptions and plans for upfront capital works and trunk infrastructure that may be applied to the local plan area (which we recommend are required to enable development activity) (p59).

What does it mean for the planning scheme audit?

The Structure Plan should be used to inform amendments to the planning scheme, particularly in relation to the drafting of specific local plan provisions applicable to the Urangan South structure plan area.

Fraser Coast Regional Wayfinding and Content Management Strategy 2019 (Fraser Coast Regional Council)

Background

Fraser Coast Regional Council commissioned the Wayfinding Strategy to provide a coordinated and collaborative approach to attract, engage and re-engage visitors and locals to discover the Fraser Coast through increasing the overall awareness of the destination, providing improved opportunities for navigation throughout the region and creating a sense of community and connectivity across the region.

Key Strategies

The Wayfinding and content management strategy has recommendations regarding:

*   Experiences;
*   Content;
*   Storage;
*   Sharing;
*   Brand and Content Partners;
*   Technology and Innovation e.g. augmented reality app with use in walks/heritage trails etc;
*   Access;
*   Accessibility;
*   Governance.

What does it mean for the planning scheme audit?

The Strategic framework's Economic resources and development theme should be reviewed to incorporate the high level recommendations arising from the Regional Wayfinding and Content Management Strategy 2019.

Hervey Bay Esplanade Tourist Precinct Master Plan – Master Plan Report 2015

Background

The Hervey Bay Esplanade Tourist Precinct Master Plan includes detailed placemaking for four Esplanade precincts, being Pialba, Scarness, Torquay and Urangan. The Hervey Bay Esplanade, for the purpose of the masterplan is taken to be the foreshore and Esplanade area extending from Pialba in the west to

Urangan in the east. The Master Plan states that place making is the process of transforming or reinvigorating a public space.

Key Principles

The Master Plan sets out the following place making principles to be applied to the Esplanade Precincts:

- **Identify clear precinct identities**: to consolidate similar and complementary uses within each precinct. A consolidated node concentrates visitation and focuses infrastructure expenditure. A vision and 'identity' for each precinct will be established with all future initiatives coordinated around and supportive of this identity. There is an opportunity to define the role of each precinct to create a foreshore experience that is dynamic, drives future investment and makes Hervey Bay a coveted place to be;
- **Facilitate the highest and best use of existing buildings and structures**: to support innovation and truly achieve a 'destinational offer' in each of the precincts and maximise value of existing investment.
- **Support retail/economic growth**: by supporting existing retailers whilst also reinforcing community gathering areas with low impact commercial facilities that leverage off existing visitation and add to the visitor experience.
- **Improved connections and wayfinding:** provide consistently themed information and way finding as visitors rely on clarity of information;
- **Enhanced accessibility:** through low speed environments, designing for universal access and rationalising parking arrangements. Whilst high speed environments make visitors feel unsafe, an absence of activity/traffic can have a similar effect.
- **Activation – regular and frequent events:** Hosting regular events provides a showcase for that space as well as reinforcing the place as somewhere to spend time. Regular events mean that people can show up without pre-planning and know that something will be on.
- **Make it a place loved and well-used by locals:** because ultimately that will make it a place desired by tourists; and
- Action-based, with vision: Ensuring there are things that can happen immediately; 'quick wins', along with long term aspirations which may require more investment (p6-7).

The Master Plan has the following overall strategies:

1. **Precinct identity and theming:** A clear identity has been established for each precinct with supporting imagery and suggestions toward branding and colour/elements that would inform a future branding strategy and which sets the context for the other strategies. Planning frameworks will support and facilitate the precinct identities and theming.
2. **Physical improvements:** In acknowledgement of the significant investment made to date within each Esplanade precinct, the physical improvements have been considered as three-fold to include:
   a. renovation/refurbishment of existing foreshore structures to coordinate them with the precinct identity and increase their useability and economic potential;
   b. new or significant improvements to structures as a catalyst to achieve the desired precinct identity; and
   c. items/structures to be relocated or removed to support the precinct identity. In addition to this, lighting and streetscape improvements to support the precinct identity have been identified for each precinct.

3. **Accessibility and Parking:** Placemaking initiatives associated with the road layout are expressed in full in the Recommendations Section...;

4. **Connectivity:** Measures to support the pedestrian environment and wayfinding opportunities are expressed for each precinct, which take into account the future changes and how the pedestrian environment will be managed around this.

5. **Environment and setting:** The setting for each precinct is key to supporting the future identities and environmental management is important for ongoing sustainability. Improvements to landscape features and environmental requirements are therefore included for each precinct;

6. **Activation and events:** Creating or enhancing places to stage events and activations will ensure the continued vitality of each precinct. Facilitating the existing regular events and new events and activations that support the formation of the precinct identities is therefore critical. In particular, Place Activations, also known as "Tactical Urbanism", is the process of Place Making through temporary events, installations and activities...(e.g. pop up parks; co-trading; markets etc);

7. **Vegetation management:** The precinct is a key focus area for passive recreation. Quality vegetation planting and management is designed to facilitate seaviews and to enhance visual amenity and community safety (p17).

The Master Plan identifies that the four precincts have different offerings, being:

- **Pialba – a place for adventure**: The Pialba Esplanade Precinct is the foreshore presence of Hervey Bay's emerging CBD. Currently providing a caravan park, activity areas and youth facilities, this foreshore precinct presents a very well-utilised space. 'Wetside', Hervey Bay's flagship tourist attraction, has been a catalyst for activating this part of the foreshore, injecting colour, fun and excitement. Wetside provides a value-add for tourists and also draws local visitation from across the Fraser Coast region. The Pialba foreshore is also home to the Seafront Oval, a large, functional grassed space where the community gathers for important local events;

- **Scarness – a place to play – night and day**: Scarness is a place for play, a place where people like to meet and enjoy a relaxing yet fun seaside experience. Scarness contains a vibrant retail and restaurant strip, the renovated Beach House Hotel sets a fine new landmark with smaller retailers and boutique accommodation options creating a bountiful and fun hub where tourists and locals relax and enjoy life. Scarness is about kids playing and people gathering;

- **Torquay – a place for health and well being** - Torquay is the busy centre of the foreshore, a hive of activities set in amongst the 'green' overlooking the 'blue'. Of all the precincts, Torquay is the largest and has the highest density of development – offering critical mass to future opportunities. Torquay boasts an ideal swimming beach and location for a range of motorised and non-motorised watersports. There is an existing vibrancy and range of cafes, personal services, shops, and late night dining; and

- **Urangan – a place for pier culture** - Urangan, a fishing village with a rich history associated with its everlong pier – a pier now popular for fishing. The pier previously contained a railway that amongst other uses, successfully facilitated the export of coal. The Pier and associated Pier Park supports an urban fabric with modern resort-style elements along with shops, cafes and holiday units. The prominent sea views at this point of the Esplanade harbour a precinct with a distinct and refined beach style.

The Master Plan also identifies actions for each of the precincts to achieve placemaking requirements.

What does it mean for the planning scheme audit?

The planning scheme currently includes part of the Esplanade, being the Pialba principal activity centre into a local plan. This report will soon be reviewed as part of the Hinkler Regional Deal project. Once this project is finalised, it is recommended the strategy is integrated into the planning scheme.

Recreational Vehicle (RV) Strategy 2019 (Fraser Coast Regional Council)

Background

The RV Strategy and Implementation Plan provides a roadmap for the sustainable management and growth of camping and RV tourism which contributes fully to a prosperous Fraser Coast visitor economy. The Strategy recognises that the caravan and RV sector is a leading part of the region's visitor economy and that initiatives need to focus on the areas of support necessary to grow profitability and competitiveness among commercial providers.

Key Elements

The Strategy is supported by a series of guiding principles, as follows:

- Supporting and Growing the Visitor Economy
- Balancing Commercial and Consumer Needs to Secure Maximum Benefits for the Region
- Safe Place to Stay, Safe Road Users
- Environmental Protection
- Transparency in Decision Making
- Diversity of Options
- Managing Quality and Standards

What does it mean for the planning scheme audit?

No further work required. The planning scheme is already aligned with this strategy.

Camping Strategy 2015 (Fraser Coast Regional Council)

Background

The Camping Strategy provides specific direction and guidance on how to provide travellers with a broad range of caravan and camping opportunities that address two emerging markets, being those looking for greater comfort (including the family market) and those looking to keep the costs down. The Strategy was prepared to address the Fraser Coast Destination Tourism Plan which specifically identifies the "Drive Tourism" as a key target area for growth of the Fraser Coast's visitor economy

Key Elements

Based on the market analysis, five Key Priority Areas were identified that recommendations for implementation of camping options are based on including, but not limited to:

- standard definition of camping options for the Fraser Coast;
- provision of services and infrastructure;
- availability of camping options to meet market demand and consumer experience;
- enforcement and regulation of camping; and
- required changes to laws and regulations to facilitate the provision of camping options (p13).

What does it mean for the planning scheme audit?

No further work required. The planning scheme is already aligned with this strategy.

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Fraser Coast Rural Residential Strategy Project – Volume 1: Fraser Coast Rural Residential Strategy (Ethos Urban, 2019)

Background

The Fraser Coast Rural Residential Land Strategy was prepared by Ethos Urban to inform and support current and future decision-making regarding the provision and regulation of rural residential properties within the Fraser Coast region. The key purpose of the Rural Residential Land Strategy is to:

- assess and analyse rural residential land in the Fraser Coast region and present findings associated with the identified supply and demand; and
- establish clear strategies and actions for how this land is managed into the future.

This strategy will seek to identify appropriate policy responses to ensure the community continues to have access to a range of desirable housing options and environments, whilst also supporting and facilitating the region's overall economic and social aspirations, and growth management objectives.

Key Findings

Analysis of supply and demand data (over the 2006 to 2017 period) demonstrates that there is sufficient land supply for rural residential purposes within the existing zoned capacity of the planning scheme, for within and beyond the life of the planning scheme. The existing supply of vacant rural residential properties within the Fraser Coast region is also greater when adding potential for subdivision of existing vacant rural residential zoned lots (p3).

The planning scheme emphasises the importance of well-managed growth in order to leverage established centres as well as existing and future infrastructure investment.

The SPP identifies the need to support and strive for liveable communities. Liveable communities are well-designed, serviced and delivered in a way which enhances quality of life.

There are costs to the community and Council associated with dispersed settlement. Affordable 'living' that is more than the cost of the house and land needs to be factored in when thinking about appropriate land use responses (p3).

The top three characteristics attractive to residents include:

- Character (natural values, landscape setting and scenic amenity);
- Land size and space; and
- Amenity.

Key observations included in the report (p4) include:

- A hallmark of the planning scheme is providing sustainable development opportunities that align infrastructure delivery and land use planning. There is significant capacity within existing infrastructure networks, particularly sewer and water networks. There is a need to ensure Council's investment in this infrastructure is leveraged and protected from low-scale and dispersed development;
- As part of feedback from the development industry, concerns have been raised about the desired standards of service for infrastructure provision in rural residential areas and have suggested alternative cost-effective solutions be considered;

- There is no evident need for additional rural residential land, particularly in the lifetime of the existing planning scheme. This is identified through the supply and demand analysis and supported by an extensive engagement exercise with over 50 real estate agents within the region;

- Engagement with the community emphasised the valued characteristics of rural residential areas are natural settings, scenic amenity and land size/privacy amongst others. No specific issues or trends were noted in relation to home-based business occurring on rural residential properties; and

- Based on engagement with the community, and out of the 44 survey responses there is a preference for all types of rural residential lots, including 'lifestyle' lots between 2,000m² and 4,000m².

What does it mean for the planning scheme audit?

There is no apparent need to release additional land for the purposes of rural residential development, especially within the life of the current planning scheme. The market should be encouraged into already zoned areas where there is capacity, rather than opening up new areas. This is necessary to support the significant investment in infrastructure, to facilitate the achievement of a more consolidated urban form and also to protect the region's important environmental and landscape values.

The following additional actions are relevant to the planning scheme audit and review:

1.1   *As part of any future planning scheme preparation; identify the envisaged settlement pattern for the region over the long-term having regard to desired patterns of development and housing needs and identifying lot size/housing products that appropriately reflect this;*

1.2   *Inform the above analysis through the revision and updating of the Fraser Coast Housing Needs Assessment to identify future housing requirements of the community, particularly the retired and aged population who are likely to require convenient access to a wider range of health services and the support of aged-friendly communities.*

1.3   *As part of any future planning for rural residential land undertake a principle-based assessment to ensure it supports sustainable growth in the region. These principles should include:*

1.3.1 *Infrastructure safeguarding – Rural residential land should not underutilise highest and best use opportunities and infrastructure investment.*

1.3.2 *High quality location and design – Rural residential development is to occur in areas that are in reasonable proximity to a full range of economic and social services and in locations which are minimally constrained i.e. risks which pose a threat to human life and feasibility of rural residential type development.*

1.3.3 *Environmentally and culturally sensitive – Does not compromise the ecological function of mature vegetated areas and waterways, or cultural heritage assets and artefacts*

2.1   *Review the Fraser Coast Planning Scheme to identify any policy gaps which could result in the under-development of urban land. Where there are gaps in policy, prepare development of urban land. Where there are gaps in policy, prepare amendments to the Fraser Coast Planning Scheme 2014 which address these;*

2.2   *As part of future planning scheme preparation, clearly identify the growth fronts for urban development and protect these areas from development which would compromise their ultimate scenarios.*

...

3.2   Consider amending the Fraser Coast Planning Scheme, to provide greater flexibility in minimum lot sizes, by implementing an accepted lot size range supported by an accepted average lot size.

3.3   Through future planning scheme exercises, seek to undertake local planning exercises for existing fragmented and prospective existing fragmented and prospective rural residential areas within the region, prioritising hose with higher demand, and identify the community's preferred type of rural residential density.

4.1   Review the desired standards of service for rural residential properties with consideration to industry feedback. Desired standards of service should be fit for purpose as well as facilitating affordability, ensuring long-term infrastructure integrity and mitigating environmental impacts.

5.1   As part of any future planning scheme exercise, consider the cumulative impacts of rural residential development and associated on-site effluent disposal systems on receiving waters; along with provisions that could facilitate improved environmental management outcomes through development.

5.2   Consider opportunities outside of the planning scheme to protect flora, fauna and natural systems. Measures which could be considered include the Threatened Species Action Plan and conservation partnerships for land management.

6.1   Implement a monitoring program that measures the supply and demand of rural residential properties and the associated capacity of rural residential land. As part of the monitoring, identify whether there are any trends which may influence rural residential land take-up such as spill-over demand from the Gympie region, ageing/retired population trends/changes and catalyst infrastructure projects such as the Cooroy to Curra Bruce Highway upgrade.

6.2   Establish a record system which is able to record and collate community feedback in relation to rural residential land and development opportunities.

2011 Sustainable Growth Strategy (Background studies for Fraser Coast Planning Scheme 2014)

Fraser Coast Regional Council Land Use Strategy – Built Form and Urban Design Report (AECOM for GHD, June 2011)

Background

This study focuses on providing a set of principles and directions to help inform and support a vision for the entire Fraser Coast region. The report focuses primarily on the localities of Hervey Bay and Maryborough, as well as various coastal and rural townships. Four themes are applied in order to identify key opportunities which will inform a set of built form and urban design principles. These themes relate to the ecological environment, "wayfinding" legibility and mobility, "place making" identity, and "urban form" development potential. The study provides a process that is designed to help achieve specific objectives for the Fraser Coast Regional Council. These objectives include supporting the development of a regional vision, addressing key quality, sustainability, and character issues facing the growth of the region, providing an urban design framework for Hervey Bay and Maryborough, and facilitating the preparation of a Land Use Study. With each of the localities, the various attributes, issues, and opportunities were identified, and comparisons were made to other coastal settlements in Queensland and Northern New South Wales. This information was used to identify urban design framework principles (including preferred settlement patterns), and future areas for development.

What does it mean for the planning scheme audit?

This report was very broad in its content and does not require further consideration in the current review.

Community Health and Wellbeing Assessment (A Planning Study supporting the Fraser Coast 2031: Sustainable Growth Strategy Project) (Briggs Mortar Pty Ltd for GHD, August 2011)

Background

This assessment included an analysis of the community health and wellbeing of the Local Government Area as part of Fraser Coast Regional Council's broader Sustainable Growth Strategy project. The purpose of the report was to synthesise the available literature on health and wellbeing and how it can be measured and improved, assess the current health and wellbeing status of the region, as well as provide recommendations for future improvement and ongoing measures. In order to assess the current community health of the Fraser Coast, indicators relating to socio-economic disadvantage and social capital, health, disability, and crime and public safety were used. In order to improve health and wellbeing, factors relating to enhancing social infrastructure, encouraging community cohesiveness and individual opportunity, addressing key health detriments, ensuring support for people with disabilities, and addressing crime against the person and property were drawn from the various literature. From this, various recommendations were made which were grouped into ten health and wellbeing elements including healthy food, healthy, active living, supportive social infrastructure, community identity and belonging, community safety, accessibility, mobility, and communication, community participation and empowerment, appropriate and affordable housing, economic prosperity and security, and healthy environment.

What does it mean for the planning scheme audit?

This document should be part of the background material provided to the consultant engaged to prepare the recommended housing needs assessment and land supply analysis.

Fraser Coast Regional Council Sustainable Growth Strategy 2031 Flood Study – Flooding from Local Watercourses (GHD, June 2011)

Background

This strategic flood study was carried out in order to establish known flood hazards to development within the region and to fill knowledge gaps. Two phases were undertaken with Phase 1 involving the review of relevant information to prepare a flood risk map for the region and identifying specific priority areas for development. Phase 2 covered filling in missing information regarding flood risk to the potential development areas of Hervey Bay South, Maryborough North, East, and South, and Tiaro East. It was recommended that the establishment of flood risk within the study area would benefit from a more detailed and up to date digital elevation model that covers the priority development areas and contributing catchments, an appraisal of the Average Recurrence Interval for the 1893 Maryborough historic flood outline, and more detailed information regarding storm tide flooding along the Mary River in conjunction with river flood events.

What does it mean for the planning scheme audit?

The continuing relevance, if any, of this document should be determined by the appropriate Fraser Coast Regional Council officer.

Fraser Coast Activity Centres and Employment Strategy (Economic Associates, August 2011)

Background

This Activity Centres and Employment Strategy provides an overview of the economic and demographic environment of the Fraser Coast Region and its various retail and employment catchments. The report analyses the potential future economic environment of the region through considering the potential structural change of the Fraser Coast regional economy, while also providing an assessment of the commercial office market, industrial land market, and retail market in terms of need and future and current supply. Recommendations are then given regarding the establishment of an integrated centres hierarchy. Focus is given mainly to Hervey Bay and Maryborough, with recommendations being made with respect to planning policy issues relating to the identification and maintenance of a retail hierarchy in the region and the definition of retail activity in the Planning Scheme.

What does it mean for the planning scheme audit?

We are not aware of anything which calls for a review of this strategy and the overall retail hierarchy identified in the planning scheme remains logical.

Fraser Coast Regional Council Individual Planning Study – Habitat and Biodiversity (GHD, February 2011)

Background

This report's primary objective was to assess the various threatening processes to the habitats and biodiversity of the region, while also assessing the current level of protection within Fraser Coast. The outcomes of the report included identifying and mapping habitat and biodiversity values, identifying major threatening processes, and providing recommendations for future studies and management. Through the identification and mapping of existing habitat and biodiversity values, the threats to species and habitat were assessed along with potential management actions specific to the region. It was identified that a number of localised studies and mapping projects already existed for specific areas or species, however, many of them did not incorporate all aspects of habitat and biodiversity values, nor did they extend across the entire Fraser Coast region. For the mapping, spatial analysis was undertaken to map the existing State, Regional, and Local significance for habitat and biodiversity values. It was noted however that regionally specific areas were limited in extent due to a lack in background studies and regional mapping showing an adequate level of detail. Recommendations included updated or pre-released datasets being incorporated into the spatial analysis for Regional and Local significance areas. Management strategies were also recommended to include the entire region at each significance level and that protection should be given to each value that is not otherwise protected through State and Commonwealth legislation – such as the local wildlife corridors. Areas of significance should also be protected at a local level through the Planning Scheme, with planning codes including protective measures for State-mapped areas – such as Regional Ecosystems. Field verification of studies, bio condition assessments to monitor conditions and future management, as well as biannual assessments of datasets were also recommended.

What does it mean for the planning scheme audit?

The continuing relevance, if any, of this document should be determined by the appropriate Fraser Coast Regional Council officer.

Fraser Coast Regional Council – Housing Needs Assessment: A planning study supporting the Fraser Coast 2031: Sustainable Growth Strategy Project (Buckley Vann and Briggs and Mortar, March 2011)

Background

This Housing Needs Assessment was to inform Council about the current and future projected housing needs of the Fraser Coast population and how these needs can be supported through specific land use strategies. The report highlights the challenges for future residential development within the region, with particular focus on housing resulting from the existing settlement pattern and growth patterns. Main issues identified relate to:

- the dispersed nature of development in low density forms;
- high car dependency;
- limited capacity of existing infrastructure to support infill development;
- high cost of infrastructure provision required for new developments;
- appropriate management of significant natural features;
- good quality agricultural land constraints;
- growth pressure on smaller, constrained coastal villages;
- the lifestyle attributes that attract residents; and
- the possible need for further growth in rural townships.
- The current housing supply and economic and demographic overviews are provided in order to inform future housing requirement suggestions and needs of current and future residents. It is recommended that in order to achieve good housing outcomes in the region, a housing strategy should include:
- a balance between supply and demand;
- a variety of housing options;
- affordable housing that is well-designed and integrated with the community;
- urban development being encouraged in highly infrastructure areas;
- approval processes that do not impede on the process of housing developments;
- the region benefits from State and Federal funding and programs; and
- Council being open to a range of non-statutory tools.

What does it mean for the planning scheme audit?

Given the age of the report may be considered 'time damaged' but issues and recommendations remain relevant. This should be seen as a base input to an updated housing needs assessment.

Social Infrastructure Needs Assessment – A planning study supporting the Fraser Coast 2031: Sustainable Growth Strategy Project (Briggs and Mortar Pty Ltd, August 2011)

Background

The purpose of this Social Infrastructure Needs Assessment was to identify what facilities would be needed over the next 20 years, and in turn, inform Council's planning processes. A literature review was conducted in order to identify key challenges for social infrastructure delivery in the region which included:

- an ageing population;

- a high proportion of low-income households;
- dispersed settlement pattern;
- poor provision of services and public transport to outlying communities; and
- limited resources to address current and future social infrastructure needs.
- A survey of the current provision of facilities was undertaken to assess whether more social infrastructure is required. Community meeting, health, aged care and emergency and justice service facilities have all been identified as being adequate, whereas educational, cultural, pre-school/ kindergarten, and youth facilities are lacking in the region. The following recommendations were made:
- reginal social infrastructure should be developed in Hervey Bay or Maryborough;
- high order facilities should be focused in Pialba, with a focus on Pialba as a CBD for Hervey Bay;
- well-planned and community-focused villages should be created;
- local and district centre hierarchy should be reinforced;
- increased utilisation of current social infrastructure capacity in Maryborough should be made;
- Howard-Torbanlea and Tiaro should be reinforced as hinterland district centres, while smaller villages distant from these centres should be retained at village/ local level with only neighbourhood/ local level infrastructure;
- development of new service models for rural residential/ village areas needs to be considered;
- increase regional cooperation to improve tourism infrastructure and promotion;
- a concentration of Hervey Bay shopping facilities in larger centres, with at least one regional scale mall;
- creation of 'Age-friendly neighbourhoods' to help house the ageing population.

What does it mean for the planning scheme audit?

Given the age of the report may be considered 'time damaged' but issues and recommendations remain relevant and should be considered in:

- any refinements to the Strategic Framework;
- review of existing local plans;
- in the preparation of any additional location plans.

Sustainable Growth Strategy 2031 – Integrated Transport Study (GHD, April 2011)

Background

This integrated transport study was created in order to understand the existing transport network, identify gaps in the transport network, and to recommend measures that will ensure the transport network will support the Sustainable Growth Strategy to 2031. To achieve these objectives all available data and information was collected and collated, constraints and opportunities were discussed with stakeholders, gap analyses for various transport networks were completed, and recommendations for potential strategies to inform future planning were given. Various recommendations were given in relation to the road, public transport, active transport, freight, and airport networks, as well as boating and shipping and travel demand management. These solutions had to do with:

- adopting a consistent road hierarchy for the region;
- increasing awareness and encouraging more public transport users;

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 104

- implementing the Fraser Coast Walk and Cycle Strategy;
- considering disused rail corridors for active transport use;
- improving connections for those without private vehicles;
- assessing new or upgraded boat ramps for their impact on surrounding transport networks; and
- promoting all sustainable transport options on the Fraser Coast Regional Council website.

What does it mean for the planning scheme audit?

The continuing relevance, if any, of this document should be determined by the appropriate Fraser Coast Regional Council officer.

Landscape Character Strategy – Fraser Coast Regional Council Land Use Strategy Project (AECOM, June 2011)

Background

This report identifies landscape attributes through establishing a baseline audit of the current character of the region's landscapes, providing a framework for the measurement and direction of future landscape change. The overall strategy includes the following process:

- assessing landscapes by considering what contributes and what detracts from their quality and character;
- identifying and analysing landscapes in terms of their character and pressures for change;
- identifying the region's landscape values and developing recommendations for protection, management, and planning;
- integrating landscape values into regional spatial policy and legislation; and
- monitoring changes in landscape i.e. determining if policies and recommendations are working.

Recommendations focus on the management of change, that is, accommodating change, including development, which is sympathetic to or strengthens the existing character and features of the landscape while managing the existing protected landscapes.

What does it mean for the planning scheme audit?

This report is still considered relevant and should be considered in:

- any refinements to the Strategic Framework;
- review of existing local plans;
- in the preparation of additional local plans.

Fraser Coast Regional Council Urban Open Space Strategy: Desired Service Standards (John Wood Consultancy Services, March 2011)

Background

This report was developed after consideration of Planning Scheme Policy (PSP) 4, PSP 2, and a review of similar policies in other Council Planning Schemes. The strategy looks at various open space planning principles in order to make recommendations about how the Fraser Coast region should incorporate open spaces. It is recommended that best practice planning principles such as community involvement, effective planning, sustainable use, connectivity, accessibility, public safety, and promotion, be considered for all existing and proposed cities. The report explores the various different park types, showing how each

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 105

different park can be incorporated into a community, as well as suggesting what parks are most suitable for particular areas.

What does it mean for the planning scheme audit?

This report was used to inform the Local Government Infrastructure Plan. The continuing relevance, if any, to be determined by the appropriate Fraser Coast Regional Council officer.

Fraser Coast Regional Council Urban Open Space Strategy: Gap Analysis, Strategies and Indicative Costs (John Wood Consultancy Services, March 2011)

Background

This report provides a gap analysis relating to the above summarised document – Urban Open Space Strategy. The analysis identifies all accessible parks above 1 hectare (and smaller) in the Fraser Coast Council area, which were inspected, photographed, and classified according to their purpose(s). The level of existing open space in each catchment was determined to allow for analysis. The analysis relied on the following assumptions:

- 4.6ha open space per 1000 people for urban areas and 2.25ha per 1000 for rural areas;
- indoor sport and recreation facilities will be covered in the Community Facilities report;
- population predictions for the Fraser Coast area were drawn from a spreadsheet from December 2010;
- focus is only given to those urban park types which will be included in an infrastructure charges scheme;
- where there is sufficient existing parkland to meet projected demand within a catchment, it is there will be no additional land or embellishment costs to be incurred by Council;
- no account has been taken of non-Council facilities.

What does it mean for the planning scheme audit?

This report was used to inform the Local Government Infrastructure Plan. The continuing relevance, if any, to be determined by the appropriate Fraser Coast Regional Council officer.

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 106

Appendix 4: Consultation Findings Report

*The findings provided in the 'Consultation Findings Report' are to the extent Perkins Planning were engaged to undertake the project. Further consultation occurred beyond the scope of the works undertaken by the consultant.

Councillor Concept Forum / Planning Scheme Review Workshop #1 (7/10/2020)

The key issues discussed at the Councillor Concept Forum/Planning Scheme Review Workshop 1 included:

KPMG presentation

- Trajectory of growth Maryborough vs Hervey Bay – lots of industrial growth in Maryborough, more than Hervey Bay;
- Hervey Bay and Maryborough other places 1hr commute, commuting distance of 40 minutes not an issue for people moving here;
- Attractions – affordability, lifestyle location
- Need to be explicit about projections/assumptions being made
- Making assumptions – need to be able to change these if need in the future
- Slow growing region – does not meld with the reality of the direction we think the region is headed in
- Materially significant increase in economic uses
- Can the scheme cater for growth?
- Need to plan for what people want. Tension between jobs and where people live.
- Need to figure out the qualities/improvements that can be made to make MB an attractive place to live
- A popular coastal town (HB) with a thriving inland town (MB) – there are examples of other places where this is occurring
- Standards of development
  - o Not all growth is good growth
  - o Already heavily discounted infrastructure charges and incentives
  - o Example of deficit in incentives $22,000 per 1,000 lots. We also discount beyond that. Some MB developers want as low as $7,000. We need to incentivise based on the right type of development in the right place.
  - o Expectation of same services
- Health economics
  - o Need more health care services (aged care and hospital services)
  - o Health Precinct needs to be sorted out. As the population grows, e.g. cardiac services are going to be a big part of the economy.
  - o Aged Care Royal Commission - People are being encouraged to stay in their homes longer. As they age in their home and require service delivery, there will be more motorised buggies on roads – building design modifications will also be required. Paths and access important.
- Disconnected growth
  - o Greatest fear is that we build areas that cannot be serviced. Disconnected growth.
- Industries
  - o Investigate inner city living

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 107

- o Adaptive reuse – a lot of underutilised commercial areas, lots of vacant commercial property
- o Opportunity to create a tool to advocate for our region
- o Statement about places – what do we want here
- o Acknowledgement of character – Teneriffe example
- o Argument to become centre of health care for this region
- o Bypass of Maryborough – important piece of infrastructure
- Growth scenarios
  - o Concern around not having enough half acre/acre blocks but agree with increased densities in the right locations
  - o Disagreement – not required due to older generations downsizing. Also comments around negative impacts of sprawl to the environment, providing services, standard of development
  - o Need a better base understanding of what existing supply is
  - o Need to facilitate/drive change for rural uses – possibility of industrial investigation areas in scheme
  - o Other comments around how rural industry is changing (i.e. example of controlled greenhouse environments)
  - o Need to be careful with infrastructure charges and how they are applied (i.e. large sheds charged by GFA which may make use unviable).
  - o Need to consider what industry markets we want
  - o Big topic – how to juggle not just affordability, but also liveability
- 2014 scheme based on 2011 studies - three Councils ago;
- Location of areas able to be serviced - sequencing of development relative to others
- School enrolment changes over time - statistics
- Does infrastructure planning match strategic planning?
  - o land supply
  - o infrastructure capacity and funding
- How do we deal with possibly different rates of growth?

Housing snapshot

- Infrastructure networks e.g. road between Maryborough and Hervey Bay
- What are national regional exemplars for increasingly attractive regional locations?
- Unlocking employment precincts will be a key focus
- Recognise that employment in Maryborough might still primarily result in more growth in Hervey Bay
- Next year's census data is going to be critical
- What are contemporary lifestyle indicators and how do the areas stack up?
  - o coffee shops
  - o micro-breweries
  - o gin distilleries
  - o B&Bs
  - o coastal walks
  - o marine playgrounds
  - o world heritage areas
  - o character areas
  - o fantastic parks and gardens

- o   tourist attractions
- o   celebrity restaurants and local produce
- o   hand made things
- Underutilised commercial space; especially in Maryborough
  - o   different uses
  - o   different financial approaches
  - o   inner city living
  - o   Melbourne examples
  - o   Could Fortitude Valley provide some support for this?
- Planning Scheme is the opportunity to influence higher levels of government
- Scenarios for Growth
  - o   where are the industrial locations
  - o   what is needed to make these happen?
- What are the pull factors in the planning scheme that will pull more people into, say, Maryborough
- Do you want a locality, specific approach across the Council area?
- Do we know what the infrastructure implications are of the more/ less growth in other areas? Need to also take resilience costs into account in this exercise
- Tables of assessment – not a big issue
- Local Plans
- Overlays – communication of the implications of these things
- Ethos Urban Rural Residential land study
- What is the future post sugar cane?
  - o   horticulture
  - o   energy production
  - o   the mill is not economic
  - o   more value through horticulture
  - o   greenhouses – ICS [needs to be carefully considered]
  - o   aeroplanes
  - o   water reuse
  - o   health
  - o   education
  - o   aged care
  - o   affordable living as opposed to affordable housing
  - o   granny flats
- strategic framework will be the most important component of the planning scheme review;
- Infrastructure planning critical and critical work is to be done to ensure alignment;
- Zones are important as a touch-point for the community and a concept well understood by the community. Need to simplify planning - many "mum and dad" developers. How do we make it understandable?
- Townhouse development needs to be in the right location
- Demand will be for smaller blocks
- Need a better understanding of land supply and capacity of existing zoned land - land use study – for rural residential available

- On-site sewerage an issue and comes back to the planning scheme and rural residential development
- Infrastructure charges on greenhouses - disincentive for the industry and sustainability. Things that people need - renewable energy, health and aged care, education, rural industries. Not just tourism
- What are the levers for achieving housing affordability? - Refer to Next Generation Neighbourhoods (Moreton Bay)
- It should be about affordable living - not just affordable housing

Development Assessment / Infrastructure Planners Scoping Workshop (7/10/2020)

The key issues discussed at the Development Assessment/Infrastructure Planners Scoping Workshop included:

- Need to make planning scheme more useable for users, with concern regarding:
    - o complications in working through the planning scheme – it needs to be easier to use
    - o provide guidance on how to make an application?
    - o when is it okay to lodge a survey plan? What do I bond? When do I pay?
    - o gaps in the scheme provide bad assets to Council in the end
    - o not clear on the asset we want to own with regard to water quality devices
    - o confusion between Departments (i.e. driveways)
    - o development manual is too flexible
- Infrastructure charges are confusing
    - o guidance within scheme
    - o works services and infrastructure code (Main focus)
    - o Development manual – PSP (Main focus)
- Open Space Strategy – need more control over what land you get and show a desirable spatial arrangement in the scheme
- Development works and services and planning scheme policy for development works
    - o Desired Standards to change/inclusions to add
    - o Requirements we want need to be in the code
    - o Levels of service - standards Council requires - are the strategies talking to/operating with the scheme? Need to be incorporated in codes
- Main issues:
    - o Desired standards of service
    - o Management/admin/political assessment process compared to what finally gets approved
- Management issues:
    - o Structure plans are not rigid enough
    - o There needs to be a further level of control
- Nikenbah Structure Plan
    - o a lifestyle village changed the entire Structure Plan, resulting in disjointed development - Council allowed this to happen
    - o produces doubt for public and changed intent of precinct
    - o Walkable Neighbourhood Code
    - o Nikenbah achieving 7-10 whereas 15 are provided
- Structure Plans are not detailed enough, need to set the final form for road structure and landscape
- Issues with manmade waterbodies

- Issues with onsite effluent and plumbing - scheme does not have a basis to say no
- Need to strengthen assessment benchmarks to have regard to EPA, bushfire, conflicting interactions (i.e. stormwater, environment, bushfire)
- Wide Bay water has sized infrastructure so complications if not development at that density
- Connectivity for water, sewerage, and road has been a nightmare
- River Heads is a clear example of a problem
- Risk categorising land for land not acceptable for on-site effluent disposal
- Do not want farm dams in urban areas
- Scheme is too flexible – which makes them hamstrung when trying to toe the line
- Inadequate buffers for bushfire – should be able to be better managed now
- Bushfire; vegetation interplay is important
- Steer away from covenants and focus on separations as the first priority
- Management lots – where is it defined? lack of due diligence, obligations attaching to these not honoured, as a means of clearing trunk
- Need a policy position on management lots
- Local laws – being reviewed next year: need alignment, driveways, RV parks
- Open space strategy – Ross Planning – scheduled to be finished early next year
- Entrance treatment maintenance and standards not in place. Should have guidance on this.
- For onsite sewerage, Risk Categorisation is completed/underway to identify where onsite sewerage is not acceptable due to land capability issues.
- Scheme has become too flexible in the performance outcomes. Unless we strengthen the planning scheme there will be issues.
- Bushfire Risk - development fronting a reserve a big issue, however this has improved since the updated SPP Guideline has strengthened planning for bushfire risk
- Waterbody management/OSS/Local Laws/ road hierarchy - need to have the detail to be able to be implemented into the scheme. Many documents prepared by Council lack policy direction, more operational at this stage.

Development Industry Workshop (7/10/2020)

The key issues discussed at the Development Industry Workshop included:

- Live here and zoom to work
- Working from home options
- What about shared workspaces in commercial areas?
- Enormous foreshore from Bli Creek to Burrum Heads
- Noosa and Sunshine Coast very focused on where they wanted to be
    - A community of communities
    - To be the most sustainable community in Australia

Councillor Concept Forum / Planning Scheme Review Workshop #2 (8/10/2020)

The key issues discussed at the Councillor Concept Forum/Planning Scheme Review Workshop #2 included:

Building Height:

- Height can be used to trigger a different level of assessment.
- Community expectations - in the Planning and Environment Court "reasonable community expectations" takes into account consideration as to what is in the planning scheme
- There is a general understanding in the room that design is more important than building height in ensuring a good outcome
- For the community, the design of the front and also rear of buildings need to be considered and look good. The bulk at the rear (if not well done) compromises potential for development of land (e.g Officeworks and 571 Esplanade). This is an equity issue and design to all road frontages of the site should be considered
- General question posed to the room - how do we feel about heights across the region?
    o We need to plan for change
    o They need to be done well
    o Esplanade - 6 storey limits, with setbacks.
    o In Maryborough the scheme provides for higher level building in certain locations
    o If you do not allow height, you lose heritage value because the city dies
    o Overshadowing needs to be considered
    o Need to look at economics of multi-storey buildings and where they are placed
    o Do not want tall buildings on the Esplanade
    o Can use height as a trigger for increased levels of assessment
    o What does the community want?
    o For broader community need the Esplanade to be really good and need to be respectful to rear and side neighbours
    o Mixed Councillor feedback on building heights
    o Do not support building right to kerb/property boundaries, need more public space
    o Allow to go higher where achieving other design objective requirement outcomes
    o Difficult to conceptualise metres and storeys
    o Issues with shadows across beach

Density

- Car parks is a major issue in the Pialba CBD
- Maryborough has a lot of on street parking therefore could be more relaxed with development there
- Mobility scooters, e-bikes, scooters, bikes are all well suited to Hervey Bay and Maryborough
- Trunk infrastructure identified in LGIP – includes car parking
- Habitable floor levels is an issue along the frontage
- Could the medium density area be pushed back to deal with the constrained levels?

Lot Sizes

- Fraser Coast has the highest number of mobility scooters to population numbers
- No reason to have a significant reduction in carparking

- Need a "salt and pepper" approach or dispersal of lot size - Next generation housing
- Small lot housing – people do not know what is possible until you show them what's possible
- Issue with infill development – battle axe lots
- Impacts of coastal and flood hazards on Esplanade densities. Will we ruin the attractiveness of the Esplanade by increasing density?
- Want to build a better community, need to be clearer about what we want
- Difference between cheap and affordable
- Should only be incentivising where a mix of lot sizes are provided
- Good examples and bad examples
- Need a salt and pepper approach (not clustered)
- Opportunity in emerging community areas to 'mix it up'
- Not supportive of lots less than 600m2 unless in an over 50s gated community. 2000m^2 lot sizes may be ok if not sewered and soil type is appropriate;

Concerns regarding small lots

- the lot mix examples available for next generation neighbourhoods in the MBRC planning scheme are a good guide for providing increased housing diversity
- More guidance on when/ where small lots are appropriate
- 800 units approved but not built along the Esplanade

Minimum level of development along The Esplanade?

- Minimum lot size is not achieving the outcomes we want on The Esplanade – people are just building a house
- The Esplanade is a great asset which could be improved in time with street improvements. Need to investigate options, including:
  - o closures
  - o one way
  - o two way
  - o Set vision for the scheme for tourist nodes
  - o Prioritise precincts (opportunity for some to be pedestrian based)
  - o Change nodes and how they function
- 16km of foreshore/esplanade is a huge asset (the "jewel in the crown")

Social and Cultural Workshop (8/10/2020)

The key issues discussed at the Social and Cultural Workshop included:

- The Traditional Owners are the Butchulla people: K'gari = Fraser Island
- Cultural heritage management plan as part of the planning scheme
- There is not a lot of information in the DATSIC database
- All land users have a duty of care to the traditional owners
- Scheme has a recognition but little requirements for Indigenous considerations
  - o Recommended mapping Indigenous values for area, particularly known locations/areas where at high risk
  - o Butchulla want to share valued areas with Council

- o Possibility to use an overlay as a tangible trigger
- o Opportunities to identify gaps and works to be undertaken with a solution
- Signage guidelines for heritage buildings needs to be initiated
- A common sign is required – a welcome to Country for the Butchulla people
- Boyd is familiar with GIS mapping of cultural heritage values
- Increased rates of unemployment, lots of seasonal jobs, increased homelessness, lots of social issues, difficulty in getting social housing and increases in expenses (i.e. rates)
- Caravan parks are important affordable houses for the lower socio-economic groups
- Housing affordability has been a problem
- There is a lack of social services
- Hotels are closing down because of building code issues
- The poor are being displaced
- Aged care, disability and homelessness - recommend Council advocate to the State
- Action - need a housing needs assessment
- Community plan > what does it say?
- How to integrate community plans into the scheme (i.e. Poona community plan)? There is an opportunity for Tiaro to have a community plan
- Opportunities to use community plans to service and facilitate areas
- Question around how to deal with the identity of townships
- Do not want a prescriptive/standard blanket approach
- Need to look further into whether the scheme facilitates land uses and zoning
- There is a lot of interaction which is beyond the scope of the planning scheme
- Distributed infrastructure for the five coastal communities - list of agreed priorities is required
- How can it be reflected in scheme?
- Identity/functionality/based on specific communities
- Different communities will have different demographics and different needs

Open Space and Environment Workshop (8/10/2020)

The key issues discussed at the Open Space and Environment Workshop included:

- Climate change is key as it influences each of the others
- Concern regarding emerging communities in areas of risk (i.e. coastal hazards, flood)
- Koala habitat mapped biodiversity layer does not trigger where involving a development application for a house
- More specific detailed local area planning needed for Burrum Heads, future expansion areas, Toogoom, Tiaro, Howard, areas that were not expected to be developed (i.e. where proposed to change from rural zone to rural residential zone)
- Vegetation management framework project needs to be incorporated into the scheme
- Propose multi-use corridors to protect the environment, floodways, drainage
- Urban corridors can be introduced and connected into the wider network of environmental corridors
- Highlighted poor suburban environments (i.e. lack of trees and footpaths) impacts on health

- The band along Maryborough (corridor) needs to be considered – Tinana area is covered by a Biodiversity overlay
- Recommend protecting environmental corridors
- Have to deal with environmental issues on different scales (regional and local)
- Need an emphasis on vegetation retention
- Need to undertake locally refined bushfire mapping
- Need to look into vegetation offsets further
- Need to investigate ultimate development implications at parent application stage to demonstrate compliance with legislative clearing exemptions
- Recommend including requirements so development does not allow exempt clearing to occur
- Recommend changing subdivision benchmarks so lots do not adjoin bushfire affected areas, but so that roads do
- Tinana area is covered by an overlay in Biodiversity
- Front load information and assessment at material change of use stage because operational work stage is too late
- Any development with an impact on the Great Sandy Strait needs to be considered:
  - There is a background draft strategy
  - State interests in this area that need to be reflected in planning scheme
- Quick drainage is contrary to retarding flows
- Eli Waters – historical right (existing use rights) but they will have to manage this. Eli Waters a large area affected by coastal hazards as identified in the CHAS. Significant capital investment already. Approvals in place until 2025/2030. Development rights still require fill, so development needs to comply with requirements and may change the 'how' they do it. Back zoning may expose ratepayers to significant costs with compensation.
- Koala habitat - what does this actually do? It triggers approval for some developments, but not all (e.g. new dwelling does not trigger)
- What is going to happen to caneland areas if and when the Maryborough Mill closes?
- Drainage and waterbodies - opportunity for combining strategic environmental and hazard corridors
- Connectivity important but we have missed the boat on a lot of areas. Should still be identified as they may be redeveloped. Some level of corridor identification needed in urban areas
- There should be a rates concession and incentives for vegetation retention
- Indigenous burning and fire management
- Bushfire mapping needs to be at a better scale
- Higher resolution in particular needed at the urban interface areas

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Page 115

Community Consultation Outcomes

Discussion Paper Submission Summaries:

1. Useability Responses

NUMBER OF RESPONDENTS	25

Summary of Responses:

1. *"What kind of planning scheme user do you identify as?"*

RESPONSE	NUMBER OF RESPONDENTS
State Government Agency – Department of Agriculture and Fisheries	1
Resident	10
Developer	1
Member of River Heads Action Group sub-committee and River Heads Progress Association	1
I work for Council	4
Other Professional (e.g. Engineer, Surveyor or Architect)	4
I have never used the Planning Scheme	2
Member and advocate for QWPS Degrees in Environment and Public Health Research	1
Volunteer work for Council	1
University	1
I have only personally used the Planning Scheme when commenting on development applications for myself or the Wildlife Preservation Society	1

2. *"How many development applications have you submitted in the Fraser Coast region?"*

RESPONSE	NUMBER OF RESPONDENTS
None	11
1-2	5
3-5	6
6-10	1
11+	1
The only applications we have lodged have been handled by the builder and architect when we built our home	1

3. *"What kind of applications have you submitted in the Fraser Coast Region?"*

RESPONSE	NUMBER OF RESPONDENTS
Building work (e.g. house/dual occupancy/shed on a vacant lot)	9
Material change of use for residential uses (e.g. residential units/retirement village)	3
Built house and shed 2006	1
Operational works – tidal works	1

RESPONSE	NUMBER OF RESPONDENTS
Material change of use for industrial uses (e.g. mechanic/panel beating)	2
Material change of use for commercial uses (e.g. shop/cafe/office)	1
Operational work - fill/excavation	2
Operational work - vegetation clearing	1
Small scale subdivision (e.g. up to 5 lots)	1
Medium-large scale subdivision (e.g. more than 5 lots)	1
Home and extension	1

4. *"On a scale of 1-5 (1 being easy, 5 being difficult) how easy or hard do you find it to navigate, interpret and apply the Planning Scheme?"*

RESPONSE	NUMBER OF RESPONDENTS
1	2
2	2
3	6
4	7
5	2
N/A	4

Comments on this question:

- Should provide a summary of key points
- Hierarchy is difficult to understand and should be presented in a visual way
- Generated planning reports for individual sites
- There is a lot of duplication, overlap, and ambiguity between Local, State, and Federal requirements
- Many sections of the scheme contradict other sections – such as overlays overriding levels of assessment
- Planning Scheme and Council policies do not allow for negotiations over Material Changes of Use and Development Applications that do not follow stated requirements
- Difficult to access and understand for lay users

5. *"How do you access the planning scheme?"*

RESPONSE	NUMBER OF RESPONDENTS
Online	23
Printed	5
PDF	3
N/A	1

6. *"Do you have an example of an online Planning Scheme from another Council you would like to share with us?"*

- Sunshine Coast Council Planning Scheme – most user-friendly Queensland Planning Scheme
- Bundaberg Regional Council Planning Scheme
- Gold Coast City Council Planning Scheme – includes useful hyperlinks and reads clearly

7. *"Is the Planning Scheme clear in what it is trying to achieve?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	7
No	7
N/A	2
Unsure	7
Blank (i.e. no response)	1
I think so	1

Comments on this question:

- Contradictory issues in that some of the Planning Scheme operations provisions (codes, tables of assessment, etc.) do not fully align with the direction the Strategic Framework alludes to
- The Planning Scheme isn't as flexible as it could be and that could stifle agricultural development, innovation and investment
- Not clear to the average resident
- Ambiguous document that does not deliver the level of clarity required to make business case decisions
- Performance and Acceptable Outcomes need to be clearer
- Some rural towns have been excluded in Council's long-term goals (i.e. Aldershot and Bidwell could be ideal for development policies but are not currently being recognised)
- The intent of 1 to 2 lot subdivisions, emerging communities, regulation of development that is the subject of incentive schemes is confusing

8. *"Council provides its planning scheme mapping electronically and can be viewed here. You can also view the mapping at Council's offices or libraries. Are there opportunities to improve the planning scheme mapping?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	14
No	3
N/A	3
Unsure	5
Total	25

Comments on this question:

- Easy to use
- Sunshine Coast Council Planning Scheme online mapping and PD online system is the most user-friendly system in Queensland
- On screen instructions should be at the top of the screen
- A more interactive system for mapping would be more user friendly
- When a property is selected in the mapping system, it would be useful for a property report to be generated
- The mapping system needs to include legends beside maps, better formatting, and provide users with results of higher detail
- It would be useful for adjoining developments to be mapped
- Some links to local heritage places are broken and could be updated
- Environmental and natural hazards mapping could be improved

- Mapping system is outdated and could be reviewed
- Lack of adequate mention of planning schemes for small populations centres (e.g. Aldershot, Bidwill) which are of interest to the local community due to a possible eco-village development that was approved years ago yet development has not since commenced
- The Natural Environment and Landscape Character mapping is clear however, important details regarding wildlife corridors are omitted
- The wetland located west of Burrum Heads-Torbanlea Road opposite where Orchid Drive is extending north is not marked in mapping and therefore the 100 metre buffer is not required. This wetland should be added to protect species such as the Wallum Froglet or Crinia Tinnula

9. *"Do you have any other suggestions or ideas on how to improve the useability of the planning scheme?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	7
No	15
Blank (i.e. no response)	3
Total	25

Comments on this question:

- Consider using a similar system (i.e. software) to Sunshine Coast Council's planning scheme
- Address searches should present the various maps and overlays applicable to the site
- An electronic scheme would be more effective, providing a more interactive interface and help prepare development applications more efficiently
- Performance and acceptable outcomes are vague and need to provide more information to help user understanding
- Prioritise the natural environment and biodiversity conservation planning
- More intuitive navigation of the ePlan

2. Setting the Vision Responses

NUMBER OF RESPONDENTS	20

1. *"The Planning Scheme's current vision states that 'In 2031, the Fraser Coast will be a diverse, strong, and well governed region of vibrant places connected as a whole by our community spirit, respect for our natural environment and our innovative and diverse economy'. Does this vision adequately describe what we want the region to be like in 20 years?*

RESPONSE	NUMBER OF RESPONDENTS
Yes	12
No	6
Blank (i.e. no response)	2
Total	20

Comments on this question:

- Vision could be worded better to avoid repetitive statements such as multiple mentions of diversity
- Vision should make mention to both economic and environmental sustainability
- Should highlight the importance of protecting biodiversity and natural systems

- 'Respect for our natural environment' should be replaced with 'actively conserve the natural environment'
- More specific language to define a clear preferred outcome is suggested

2. *"If you have reviewed the KPMG Report, what issues should be addressed in the planning scheme?"*
- Planning Scheme needs to include clear provisions to both the agricultural and non-rural sectors stating where they can and cannot be located
- More support for the agricultural tourism sector in future planning schemes
- Protect tourism and commercial fishing through ensuring development and surrounding land uses to waterways are not a threat to sustainability
- The area from Eli Creek to Dundowran should be targeted as an area for land fill to mitigate future flood events
- Council can be responsive to changing needs – e.g. multiple dwellings on larger blocks, residential agriculture areas, waste management support and policies, more green spaces and recreational corridors in high density areas, employment support programs
- Allow for greater housing diversity
- Ensure the preservation and enhancement of natural assets in the area
- Residential lots should be a minimum of 800m^2
- Need to create greater connectivity via walking and cycling paths (e.g. through enhancing rail paths in Maryborough and Hervey Bay to become mobility corridors)
- Protection of cultural heritage and character in the region
- Infill development should be promoted
- The planning scheme should address the issues of urban sprawl and quality growth outcomes
- Greater distribution of services and infrastructure for small, remote villages
- More flexible way of dealing with material change of use for residential properties to allow for services to be provided in small villages
- Overlays should contain design principles
- Planning and design strategies should reflect community vision and community consultations
- Clear identification of developable land
- Growing the region's participation in higher education and attracting international students through affordable accommodation, accessible transport, and access to employment, during an upon completion of studies
- Initiatives that promote active and healthy living – (e.g. accessible parks and well-connected walkways)
- Restrictions on strip clearing (i.e. clearing all vegetation before development begins)
- Well defined "ecological/ human footprint" guidelines that all developments must comply with
- Providing greater emphasis on Community Title projects with pre-defined covenants
- Define parameters that apply for developments which cater for disadvantaged sections of the community

3.   *"What issues are important to you in the review of the planning scheme?"*

RESPONSE	NUMBER OF RESPONDENTS
Protecting the natural environment	12
Facilitating economic development	10
Providing infrastructure and services	6
Improving resilience to natural hazards	9
Biosecurity	1
Better development design	14
Improving access and mobility	7
Protecting cultural heritage (indigenous and Post-Settlement	11
Improving community wellbeing	11
Supporting community resilience and sustainability through utilising their land fully, innovatively, and responsibly	1
Affordable housing	7
Facilitating housing diversity in appropriate places	1
Space through green spaces and large lots	1
Personal safety	1
Respecting the past	1
Protecting houses from natural hazards and climate change	4
Providing wildlife corridors	1
Protect heritage and character housing	1
Protect the status of the RAMSAR wetlands and Great Sandy Biosphere Reserve	1
Demographic change	1
COVID-19 and pandemic resilient communities	1
Trunk infrastructure improvements	1
Liveability	1

4.   *"What trends and opportunities (positive and/ or negative) do you think the planning scheme should address and how?"*

- Facilitate the use of recycled water through locating new residential areas and associated water treatment plants that are within proximity to agricultural areas for use on crops
- Promote more greenspace areas that are substantial to accommodate local flora and fauna and provide quality open spaces for the community
- Increase connections in case supply chains fail – such as community gardens and small-scale agriculture, prioritising residential independence
- Protection of the waterways and biodiversity (including migration birds and wildlife) found in the Great Sandy Strait and Mary/ Susan Rivers
- Promote greater housing diversity including affordable housing, townhouses, units, and gated communities
- Promote active transport options through more bike and pedestrian paths with shade and toilet facilities along the way, as well as charging facilities for e-bikes. Example: A River Heads to Urangan bikeway along Cove Boulevard/ River Heads Rd to Booral Road. At the River Heads /Booral Rd intersection provide connection left along Booral Rd to Main Street/Woods Road to provide safe

access to the sports precinct linking to the current railway bike circuit or right to Boat Harbour Drive at Urangan. This link could also branch off behind airport through Wondunna to provide a direct bikeway link to Piabla

- Greater provision and requirement for street trees and limit the amount of vegetation being cleared for residential uses (suggest a conducting a vegetation report)
- Future development and planning should focus on retaining and promoting natural areas and improving existing communities to help boast the local economy through tourists who want to experience an unspoiled natural experience
- Heritage controls should not only apply to Victorian, Federation, and Interwar architecture but also on buildings with cultural significance
- Encourage policies that promote a balanced community with low unemployment and profitable local businesses
- Focus on providing more well-designed safety parameters and regulations as a result of increased traffic in the region
- Restrict urban sprawl
- Conserve heritage and character areas through expanded demolition control areas
- Development needs to ensure that ecologically important areas and those subject to natural hazards are protected
- Encourage value-adding enterprises to offset financial dependency on the Government

3. Strategic Framework Responses

NUMBER OF RESPONDENTS	27

1. *"Is the Strategic Framework an accurate portrayal of how the region should develop over the next 20 years?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	7
No	8
Unsure	8
Blank (i.e. no response)	4
Total	27

Comments on this question:

- There is limited need for Council to set up a sewerage system in River Heads as many residents have invested in either a Household Sewerage Treatment Plant on septic unit
- The requirements for land size being limited to 2000m^2 for Low Density Residential lots in the 2006 version of the Planning Scheme is preferred by many residents
- Community Plan outcomes should provide more differentiation
- Closer attention should be given to the coastal towns that are most at risk from natural hazards in the Settlement Pattern section
- With respect to Community Well-being and Infrastructure Services and Access and Mobility, the potential for a different level of service might be appropriate e.g. in terms of stormwater management – swale table-drains may be more than kerb, channel and elaborate piped drainage systems

- The Lower Order Roads Standard should be embraced with respect to Access and Mobility as a legitimate response to rural and rural residential living
- The Framework needs to consider development constraints when identifying land for future development
- Higher priority should be given to some of the key elements – cultural heritage and character significance, walking and cycling, and climate change

2. *"Do any of the themes in the Strategic Framework require improvement to ensure all issues are covered or to better achieve intended development outcomes? If so, please select the themes that require improvement:*

RESPONSE	NUMBER OF RESPONDENTS
Theme 1 – Settlement Pattern	12
Theme 2 – Economic Resources and Development	8
Theme 3 – Community Wellbeing	7
Theme 4 – Infrastructure and Services	7
Theme 5 – Access and Mobility	7
Theme 6 – Natural Environment and Landscape Character	16

Comments on this question:

- Aquaculture development should be referred to in the appropriate location of Theme 2 – Economic Resources and Development
- The low-lying areas between Eli Creek and Dundowran Beach should be removed from the current urban expansion area for sustainability reasons – Theme 1 – Settlement Pattern
- Greater provision of greenspaces within walking distances of homes (especially for children and the elderly) – Theme 3 – Community Wellbeing
- New developments should incorporate more vegetation, while native vegetation should also be protected – Theme 6 – Natural Environment and Landscape Character
- Development decisions should take into consideration the lifestyle that existing residents want and bought into – Theme 6 – Natural Environment and Landscape Character
- Access and mobility within private homes also needs to be addressed to allow for more accessible housing – Theme 5 – Access and Mobility
- Ecologically protected areas are fully protected with nominated wildlife and fish buffer zones are adhered to
- Ecologically important areas such as the RAMSAR wetland and High Ecological Value (HEV) waters surrounding River Heads must be retained and respected. Any development plan seeking to change these values should be rejected outright
- Environmental protection should be at the forefront of all development outcomes

3. *"Are there any other matters that should be addressed by the Strategic Framework?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	8
No	6
Blank (i.e. no response)	4
Total	27

Comments on this question:

- Consideration should be given to wildlife corridors and vegetation retention for new developments and the removal of trees for operational works on public land should be minimised
- Housing affordability and diversity should be addressed by the Strategic Framework
- Community wellbeing and safe communities should be included

4. *"Theme 1 – Settlement Pattern: Strategic Framework Map 1 (SFM-001) and 1a (SFM-001a) (Settlement pattern) conceptually identify elements of the strategic framework as relevant to the settlement pattern theme, including:*
    a. *land use categories including urban area, urban expansion areas and future urban areas, rural areas, major sport and recreation open space areas and protected areas;*
    b. *major elements of the Fraser Coast hierarchy of centres; and*
    c. *major transport elements*

    Do the maps clearly/ accurately illustrate the desired outcomes we want for the development and growth of the region?"

RESPONSE	NUMBER OF RESPONDENTS
Yes	7
No	8
Unsure	5
Blank (i.e. no response)	7
Total	27

Comments on this question:

- Low-set urban growth should be allowed along Booral Road near the airport
- Town sewerage areas should be defined in the urban areas
- Limit urban expansion areas since many new developments are filling in tidal swamps and floodplains
- Difficult to read, view, and assess
- Urban form of developed areas in the region is incorrectly identified as compact, walkable, accessible to transport alternatives, or regularly incorporating natural landscapes in developments

5. *"Theme 2 - Economic Resources and Development: Strategic Framework Map 2 (SFM-002) and 2a (SFM-002a) (Economic resources and development) conceptually identify elements of the strategic framework as relevant to the economic resources and development theme, including -*
    a. *the Fraser Coast hierarchy of centres;*
    b. *major industrial areas;*
    c. *other employment or economic development activity areas, including major health, correctional, education and training facilities;*
    d. *agricultural land;*
    e. *forestry areas;*
    f. *state extractive resource areas and associated transport routes; and*
    g. *fish habitat areas.*

    Do the maps clearly/accurately illustrate the desired outcomes we want for economic resources and development in the region?"

RESPONSE	NUMBER OF RESPONDENTS
Yes	5
No	7
Unsure	9
Blank (i.e. no response)	6
Total	27

Comments on this question:

- Difficult to view, read, and assess
- Management of economic resources should always consider long-term sustainability

6. *"Theme 3 - Community wellbeing: Strategic Framework Map 1 (SMF-001) and 1a (SFM-001a) (Settlement pattern) conceptually identify elements of the strategic framework as relevant to the community wellbeing theme, including major sport and recreation open space areas. Do the maps clearly/accurately illustrate the desired outcomes we want for economic resources and development in the region?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	3
No	9
Unsure	7
Blank (i.e. no response)	8
Total	27

Comments on this question:

- The Turtle Cove Claypan and 250 metres of adjacent foreshore land above HAT has been designated as a migratory bird buffer (MCU 141070 & EPBC 2013/7038) should be highlighted as a protected area. The land is currently privately owned but efforts should be made to acquire it as Crown Land
- Difficult to view, read, and assess

7. *"Theme 4 - Infrastructure and services: Strategic Framework Map 3 (SFM-003) and 3a (SFM-003a) (Transport and Infrastructure) conceptually identify elements of the strategic framework as relevant to the infrastructure and services theme, including –*
      a. major water supply infrastructure;
      b. major sewerage and effluent reuse infrastructure;
      c. major energy infrastructure; and
      d. major waste management infrastructure sites.
      e. Do the maps clearly/accurately illustrate the desired outcomes we want for economic resources and development in the region?"

RESPONSE	NUMBER OF RESPONDENTS
Yes	4
No	6
Unsure	5
Blank (i.e. no response)	12
Total	27

Comments on this question:

- Maps could include agricultural irrigation scheme channels and cane railway lines
- Town sewerage areas should be defined in the Urban areas

8. *"Theme 5 - Access and mobility: Strategic Framework Map 3 (SFM-003) and 3a (SFM-003a) (Transport and infrastructure) conceptually identify elements of the strategic framework as relevant to the access and mobility theme, including –*
   a. *major elements of the road transport hierarchy;*
   b. *major elements of the rail, air and marine transport system; and*
   c. *public transport stations (Maryborough and Hervey Bay only).*

   Do the maps clearly/accurately illustrate the desired outcomes we want for economic resources and development in the region?"

RESPONSE	NUMBER OF RESPONDENTS
Yes	5
No	8
Unsure	8
Blank (i.e. no response)	9
Total	27

Comments on this question:

- Four lane Bruce Highway from Curra to Maryborough – including Taro Bypass

- Northern Maryborough bypass is not shown in mapping

- Providing four lanes for Hervey Bay to Maryborough Road should be prioritised

- Provision of four lanes for Urraween and Boundary Roads from Maryborough and Hervey Bay Road to Booral and Boundary Road intersection

- Booral and Boundary Road intersection should either have traffic lights or a roundabout

- Connection to Bundaberg via Goodwood Road (section over Burrum River) at Buxton should be provided

9. *"Theme 6 - Natural environment and landscape character: Strategic Framework Map 4 (SFM-004) (Natural environment and landscape character) conceptually identifies elements of the strategic framework as relevant to the natural environment and landscape character theme, including:*
   a. *Regulated Vegetation (Matters of State Environmental Significance);*
   b. *Koala Habitat Areas;*
   c. *Fish Habitat Areas;*
   d. *Ramsar wetlands;*
   e. *high ecological value (HEV) waters;*
   f. *regional ecological corridors;*
   g. *protected areas^;*
   h. *strategic views;*
   i. *scenic corridors and routes; and*
   j. *the Ghost Hill ridgeline.*

   ^protected areas include land that is owned or controlled by the State government for conservation purposes such as National Parks and Conservation Parks and land owned or controlled by Council and used or intended to be used for conservation purposes.

   Do the maps clearly/accurately illustrate the desired outcomes we want for the natural environment and landscape character of the region?

RESPONSE	NUMBER OF RESPONDENTS
Yes	4
No	13
Unsure	2
Blank (i.e. no response)	8
Total	27

Comments on this question:

- Fish habitat areas declared by the State should be called 'Declared Fish Habitat Areas' to help readers delineate between habitats that could support fish and those that have been declared and mapped

- The Turtle Cove Claypan and 250 metres of adjacent foreshore land above HAT has been designated as a migratory bird buffer (MCU 141070 & EPBC 2013/7038) should be highlighted as a protected area. The land is currently privately owned but efforts should be made to acquire it as Crown Land

- Difficult to view, read, and assess

- Need more connectivity of natural areas, not just small dots of parks surrounded by new housing developments. The mapping does not appear to be fully accurate in their locating of these open spaces

Email Submission Summaries (Relating to the Planning Scheme as a whole):

Submitter	Submission Summary
1.	• Footpaths on Staib Street and LaFrantz Drive are required as residents currently have to walk on uneven, sloping roads
2.	• It would be beneficial to identify the residual stands of mature trees and decide early in the Planning Scheme whether they should be preserved • This would help developers guide their plans for specific developments to accommodate these stands and would help in making a coherent plan for the connection of the residual stands of mature trees • It would complement the opportunity to encompass green spaces as advocated in the KPMG report and included in the Planning Scheme discussion paper • It would add coherence to the planning of walkways and mobility paths
3.	• Business sector planning should be added to the Planning Scheme's to support growth in the region • More commercial investment consideration should be planned for the targeted rapid growth of Hervey Bay over the next 20 years • Investment in all levels of retail, commercial, and industrial sectors should be encouraged • Business owners should redevelop the esplanade area, which is the tourist showcase and growth corridor, to ensure current tourist needs are satisfied
4.	• Distinction, ruling, or laws to prohibit the use and housing of a commercial vehicle in a residential zone is not provided in the pending Fraser Coast Planning Scheme, unlike in other Queensland Council areas

Submitter	Submission Summary
	• Distinction between commercial zones and residential zones should be given • Ruling that prevents large commercial vehicle from being housed in heavily populated residential zones causing noise, pollution, and an inability for residents to enjoy home life should be implemented
5.	• Believes that the 8.2.4 Biodiversity Areas, Waterways and Wetlands Overlay Code is inadequate in its protection of koalas • The code contains Assessment benchmarks for assessable development and attempts to control development on land containing or adjoining koala habitat, but still allows development in mapped koala habitat areas; they should be made designated Koala Priority Areas, where clearing is prohibited • SC6.5 Planning Scheme Policy for Environmental and Vegetation Offsets should not apply in the Koala Priority Areas, i.e. no native vegetation clearing there under any circumstances • WBBEC is of the view that there is no need to clear more native vegetation for urban development in the Fraser Coast Regional Council area for the foreseeable future, as the KPMG analysis has found that there is abundant residential zoned land to support predicted population growth to 2041 and beyond • Council should also ensure that any relevant Development Codes (e.g. Works, Services and Infrastructure Code) seek to achieve good stormwater quality and divert urban waste effluent from streams, which will contribute to restoring and maintaining seagrass beds in the Estuary, Straits and Hervey Bay (awareness of the benefits of the seagrass beds should inform Council's Development Approval processes.)
6.	• The submission's aim is to demonstrate how an amendment to the Bauple Recreation Ground lease, due for review 20th December / 21st January, for no cost, will positively impact the 2014 FCRC Planning Strategy (by ensuring sustainable economic growth by increasing numbers of visitors to the area • Bauple has an approved FCC Community Plan which has not be rescinded. It underpins the 2014 Planning Scheme for small communities going forward and should be implemented by Council • When the RV Site was significantly larger, fundraising events, barbecues, markets, and other social events took place, benefiting local groups • Bauple should be mentioned more in the scheme as being part of the Fraser Coast Regional Area, included in the Maryborough District • Current Council avoidance of the Recreation Ground Lease in Bauple is preventing the town from becoming a self-sustaining area • The history of the area has been ignored and should be included in the Planning Scheme

Submitter	Submission Summary
	• Increasing overnight RV sites in Bauple for no financial investment or detriment to the community will create economic growth through customer numbers and employment opportunities • Bauple is at the crossroads for traffic travelling from the west and east which makes it the perfect destination for tourist and industry traffic • Defence project funding for bridge building/ road maintenance to the Tin Can Army/ Defence facility should be considered by the Discussion Paper • Through amending the lease for the Recreation Ground, grants for funding infrastructure in the area would be easier to support through increased RV numbers • A no cost "Lease Review" decision should be made for the benefit of the Bauple Community and the Region, especially given its uniqueness for agricultural tourism • The Macadamia House meets the spirit and intent of the Smart Communities Plan, underpinning the 2014 Planning Scheme strategy going forward. The organisation is reliant on community and RV visitors, with numbers increasing if the Recreation Ground is partially opened for RV visitors when not being used for other requirements
7.	• Environmental considerations should include public health benefits
8.	• There is no reference to considerations for the Fraser Coast Event Strategy that is currently being prepared. This will likely have impacts on power, parking, waster, and shade requirements • Zoning and control mechanisms in the RV strategy may require tweaking to deliver Council's promise as an RV friendly region
9.	• Development standards need to reflect what is maintainable by Council – details of how infrastructure will connect are required • May need more prescriptive criteria to set clarity on minimum information with development applications • Development Manual upgrade and Council specifications should be provided in the Planning Scheme • Driveway requirements to ensure that buildings are not certified until the driveway is constructed to Council's requirements • Regulations to prevent unlawful access to unformed road reserves • Acceptable Outcomes to be clearer rather than No Acceptable outcome as an option; The standard planning application response to this is "this can be suitably conditioned" • More land guiding Development Control Plans – Structure Plans don't drill deep enough about the precinct solutions resulting in disjointed settlement patterns • As Con Manual needs overhaul to ensure the data captures community needs

Submitter	Submission Summary
	• More user-friendly guide to reading the planning scheme is required
	• Disjointed connectivity criteria has resulted in poor facility and precinct structures
	• Lost and disjointed trunk between past and present planning schemes
	• Stricter rules around structure plans (i.e. allow less flexibility of provisions)
	• There is a real need to consider emerging trends in the Planning Scheme – such as active travel needs, car parking provisions, sewer service areas and acceptable land density
	• Infill development needs to be promoted instead of urban in the appropriately zoned areas
	• Bushfire separation criteria and separation to parks and reserves should be clearer and relative to applications
	• Corner truncation requirements should be included in the Planning Scheme not as a condition
	• Staged development (e.g. housing estates) need to be better regulated
	• Clear rules regarding bonding incomplete works
10.	• More industry is needed in Hervey Bay – tourism is good, but it is expensive for tourists, while mining depletes the region's natural resources
	• Aviation noise is detracting land values and populations
	• Sewerage infrastructure is lacking in the region
11.	• Submission relates to Heritage and Neighbourhood Character
	• Often the character of a heritage area/ building or the general streetscape of a character neighbourhood can be adversely affected by an inappropriate development
	• The use of the words 'sympathetic' and 'complementary' (e.g. in Part 8.2.9.2 (2)(c) and (d)(i)) is unclear. A better index of terms may be required
	• Part 8.2.9.2 (2) (b) (i) (A) needs to be tighter as demolition due safety, health and economic considerations can be used as a way to get around the scheme
	• The historic Maryborough CBD needs to be protected from inappropriate development, additions, and signage
12.	• Netting and crabbing industries need to be better managed through sustainable fishing practices
13.	• Implementation of water recycling and stormwater systems for potable urban water use
	• Create an upper limit on population/ development capacity based on the water entitlements
	• Create awareness amongst the community that drinking water supplies are limited and are derived from outside the Fraser Coast region
	• Climate resistant drinking water supplies should be mandatory in future developments (i.e. rainwater tanks)

Submitter	Submission Summary
	• Annually report to the community about water supplies • Provide more recognition and protection strategies to the many endangered species including the Mary River Cod (Mary River Code Recovery Plan), the Australian Lungfish (Australian Lungfish Survival Plan), the Mary River Turtle, and the White-Throated Snapping Turtle • Incorporate climate change impacts and mitigation strategies for freshwater aquatic ecosystems such as Tinana Creek and potential impacts to Mary River Cod spawning • Ensure that all water impoundments in Fraser Coast do not create impediments to the free passage of fish, and that appropriate stream flows are regulated to maintain good aquatic ecosystem health downstream of impoundments • Continued recognition of the ecosystem services contributed by rural landholders from the rural areas of Fraser Coast • Recognition and support for promotion and adoption of best land management practices through appropriately resourced projects focused on land management practice change e.g. Reef Program style projects • Protect good agricultural land from further fragmentation/ conversion to urban or rural residential development • Beef industry requires assistance with adopting sustainable land management practices to optimise their enterprises economically • The MRCCC recommends that Water Advisory Groups be re-formed to proactively manage water for irrigation purposes (and town water supplies, i.e. Tinana Creek) in anticipation of dry periods • Recognition of the eco-system and community benefits of the Land for Wildlife Program and a commitment to maintain and support the program and program participants in the region

14.	• Council should focus on future population needs to achieve a balance between economic, social, and environmental outcomes
	
	• Council's overarching vision must be concise in order to deliver on its proposed aspirations and goals
	
	• Since housing diversity in the region is limited, the following housing types are proposed:
	    ○ Smaller, compact forms of development occurring in greenfield and infill areas:
	        ▪ Secondary dwellings
	        ▪ Auxiliary flats
	        ▪ Fonzie flats
	    ○ Detached housing occurring in greenfield and infill areas but must be located in proximity to existing or planned services or amenities:
	        ▪ Detached housing
	        ▪ Detached housing on small lots (less than 400m^2)
	    ○ Multiple dwellings in greenfield and infill areas but must be well planned and located near existing or planned services and amenities:
	        ▪ Terrace/ row housing

Submitter	Submission Summary
	■ Duplexes ■ Triplexes ■ Quadplexes ○ Occurring mainly in amenity-rich infill areas, but also greenfield areas where included as part of a master planned community: ■ Townhouses ■ Apartments ○ Housing types catering for the retirement and ageing groups, focusing on delivering higher living and amenity standards. These developments occur mainly in infill areas but can occur in greenfield locations where sufficiently planned for and include adequate land sizes: ■ Retirement villages ■ Manufactured home residential parks
15.	- Environmental factors should be integrated across all Themes in the Strategic Framework - A detailed social, economic, and environmental risk assessment for the region should be addressed in the Scheme - In the Natural Environment and Landscape Character Theme – ecosystem function and service maintenance should be included - A statement of principles and 'values' should be included for all new developments to follow and consider - A set of SMART targets against which development in Fraser Coast can be monitored – including population targets, population growth, water consumption, etc. - A requirement for development to include a minimum of 10% open space with suitable native trees and other vegetation – open space should not be restricted to drainage lines - A mechanism to reduce Council liability if areas approved under a previous Planning Scheme are now considered inappropriate for development - Time limits on all development approvals where if the development is not well advanced or completed, the developer must reapply - All high conservation-value areas in the region on both private and public land should be protected from the possibility of development, with targets to protect at least 17% of these areas from development - Infilling watercourses and wetlands should be prohibited development - Water Sensitive Urban Design practices and other sustainability practices should be adhered to and discussed in the Scheme - All possible future offset sites should be identified and zoned to avoid future development taking place - Where damage to the environment is unavoidable, developers should incorporate suitable offsets to avoid significant impacts - The Planning Scheme should mandate the use of natural barriers such as plantings to improve the amenity of the area

Submitter	Submission Summary
	• Minimum allotment sizes and standards for different types of development should be mandated • A policy to protect significant trees (i.e. trees with diameters of more than 90cm/ important habitat tree) should be introduced
16.	• Cottonwood trees should be replanted along the Torquay and Urangan shorelines to protect the Hervey Bay coastline, with tighter regulations to prevent excessive removal of important coastline trees
17.	• Eli Waters/ Dundowran should not be included as an Urban Expansion Area due to various environmental impacts – sea level rise, flooding, that pose future threats to the area if development continues at a high rate • Poor delivery of subdivisions – e.g. Baylinks Estate on Martin and Tooth Street, where no provision for open space is given, access is only via two roads, and the removal of 64 well stablished Kauri Pines took place contradicting Section 3.6.2.1(e)(iv) • Various land clearings that have been taking place are in conflict with the Natural Environment and Landscape theme of the Strategic Framework as vital habitats have been threatened by these large clearing practices that are designed to make room for new developments – many of which are incorporating little to no open space

18.	• Doolong Flats/ Ghost Hill Draft Structure Plan comments:
	   o existing natural drainage patterns should be retained with land that is too low for housing being set aside as a buffer zone
	   o residential buildings should be required to comply with WSUD – no large areas of impermeable surfaces
	   o All development applications should set aside a buffer zone between the development and natural area
	   o All endangered vegetation should be identified and protected through the Scheme
	   o There should be regulations that discourage future power lines from intersecting environmentally significant areas/ wildlife corridors
	   o Vision needs to incorporate the entire region to show corridor connections, core habitat, and threats to wildlife such as major roads
	   o Plans which show koala habitat connections on the Fraser Coast

19.	• A similar approach to planning should be applied to the 17 regional towns in the Fraser Coast region as for Hervey Bay (i.e. the foreshore planning for Hervey Bay) • Bauple Recreation Ground should be rezoned to "Open space" facilitate more visitors to the town • Bauple should be listed as an agricultural tourism activity centre under the Planning Scheme based on the area's high capacity produce operations • Planning decisions in regional communities should benefit the majority of the community, not force the closure of businesses and vital services • Roads east-west that are linking Bauple to Poona (including the Golden Gate Bridge) should be identified in the Scheme as being vital infrastructure that needs to be maintained

Submitter	Submission Summary
	• Bauple local community plan should be reviewed as land is incorrectly zoned in many areas of the town
20.	• Provide opportunities for agricultural tourism in rural zones
21.	• Council mapping does not reflect what is provided in the State Planning Policy mapping
22.	• Lack of operating businesses in Bauple – the area needs to be addressed more in the Planning Scheme

4. Local Government Infrastructure Plan (LGIP) Responses

NUMBER OF RESPONDENTS	18

1. *"Does the LGIP adequately respond to the infrastructure demands across the region?*

RESPONSE	NUMBER OF RESPONDENTS
Yes	5
No	5
Unsure	6
Blank (i.e. no response)	2
Total	18

Comments on this question:

- Mention should be made to the required EPBC endorsed wildlife buffers
- There should be a link to the Great Sandy Straight Management Plan to ensure consistency with overall Commonwealth, State, and Local government requirements
- A 360-degree review should be given over time to assess the delivered outcomes

2. *"Are there any specific components of the LGIP you think Council should focus on during this review?"*

RESPONSE	NUMBER OF RESPONDENTS
Levels of service	4
Priority infrastructure boundaries	3
Infrastructure catchments	3
Trunk infrastructure identification	2
Demand assumptions	2
Four lane Bruce Highway from Curra to Maryborough – including Taro Bypass	1
Northern Maryborough bypass is not shown in mapping	1
Providing four lanes for Hervey Bay to Maryborough Road should be prioritised	1
Provision of four lanes for Urraween and Boundary Roads from Maryborough and Hervey Bay Road to Booral and Boundary Road intersection	1
Booral and Boundary Road intersection should either have traffic lights or a roundabout	1

RESPONSE	NUMBER OF RESPONDENTS
Connection to Bundaberg via Goodwood Road (section over Burrum River) at Buxton should be provided	1
A shorter time frame is more likely to meet targets (20 years is too long)	1
Upgrading of roads within the school bus routes in Glenwood	1

3. *"Are there specific locations where the LGIP could be improved to better facilitate development?"*

- River Heads needs locality plan to be developed in consultation with residents
- Rates for multi-unit developments (e.g. retirement villages, apartment complexes) need to be revaluated – rates are much higher than neighbouring regions and adjusted
- Maryborough river, rail, and road transport facilities should be utilised as they were in the past to stimulate job growth by moving jobs back to the region
- Infill development should be favoured less than high quality attractive infrastructure such as the foreshore enhancement and development project
- More research and detail is needed on environmentally significant areas to guide future infrastructure development
- The LGIP needs to be better aligned with community and social trends – such as an ageing population
- Glenwood should be targeted for development

4. *"Do you have any specific suggestion for improvements for this section of the planning scheme?"*

- Footpaths and bikeways along sub-arterial roads such as Cove Boulevard in Turtle Cove/ River Heads need to be provided
- Quality control requires clear standards that are communicated and upheld
- More transparency in the process
- School bus routes and the main entrance roads into Glenwood need improving

5. Tables of Assessment Responses

NUMBER OF RESPONDENTS	17

1. *"Do you think there are any opportunities in the scheme for less regulation or lower levels of assessment?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	7
No	6
Unsure	3
Blank (i.e. no response)	1
Total	17

Comments on this question:

- The planning scheme should be more flexible to support different scales and types of aquaculture in other zones that could support this land use

- The ability to locate an agricultural-tourism business at the site of a farm without onerous assessment levels would help support this developing industry

- The planning scheme currently makes 'non-resident workforce accommodation' code assessable in the rural zone – is there an opportunity to make this accepted development or accepted subject to requirements?

- A "tourist park" in the rural zone only has a recreational vehicle ground as an accepted development subject to requirements. A camping ground is code assessable - the planning scheme should aim to reduce the assessment level for these sorts of compatible land uses so that they can be considered as viable add-ons to a farming operation

- On-farm composting should be supported as a viable add-on to the agricultural-business

- Heritage exemption certificates for minor works to local heritage places should be considered

- Many of the codes overlap on performance criteria, and while there is a degree of flexibility within the code requirements, it is difficult to determine what should be interpreted

- Suggest that Rooming accommodation in LDR1 is code assessable (currently is impact) with limitations against intensity of development (i.e. number of rooms and scale)

- Tourist attraction in the rural zone where involving agricultural tourism should be lowered

- Greater flexibility of regulation should be considered

2. *"Do you think there should be increased regulation or higher levels of assessment?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	6
No	5
Unsure	3
Blank (i.e. no response)	3
Total	17

Comments on this question:

- Dwelling houses should not be accepted development in the rural zone as it poses a threat to both the home-owner and surrounding agricultural businesses

- Consultations between developers and residents should be put in place if an approval is likely to affect the living conditions of existing residents

- No preliminary approval should be given by the State or Local Council when Commonwealth EPBC approval is required – applications should be suspended until Commonwealth decision is given

- Tighter regulations (more impact assessable development) in environmentally sensitive areas (would align with Council's current vision statement for 2031 (p. 33) and quotes (pp. 8 & 31))

- The importance of obligation by Council to maintain promotion and advocacy of biodiversity habitat needs to be addressed (Section 4.4.1.4)

- Areas subject to impact assessment should be increased in key koala habitats (Map 052) – in particular where these zones are impacted by the Burrum Heads road and the Bruce Highway, and north of Tiaro

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 136

- The Natural Environment and Landscape Character map indicates a koala zone west of Booral Road which needs further research and impact assessment via Land Title legislation, Conservation and Koala Protection amendment regulation 2020. The following should be defined:
  - o Koala district;
  - o Koala priority area;
  - o Koala habitat area.
  - o Habitat is defined as and includes:
    - ▪ area of vegetation as koala habitat
    - ▪ ongoing potential for sustainable survival of koalas
    - ▪ partially or completely cleared areas used by koalas to cross from one area to another (wildlife corridors)

- Should have higher regulations on reconfiguring a lot where lots are smaller than the desired minimum lot sizes and configurations
- The introduction of flexible requirements on ecological footprints in development applications

3. *"Do you think the current Tables of Assessment are easy to understand and use?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	4
No	7
Unsure	2
Blank (i.e. no response)	3
Total	17

Comments on this question:

- The levels of assessment are difficult to read and not clear
- Not clear how the local plans and overlay maps may change the levels of assessment

4. *"Do you have any other suggestions or comments for the following Tables of Assessment?"*

RESPONSE	NUMBER OF RESPONDENTS
Material change of use	2
Building work	1
Overlays	2

Comments on this question:

- Planning legislation needs to consider the needs of existing residents more
- Rules regulating living in sheds have relaxed following private certification being adopted state-wide – this has caused amenity issues due to an increase in the building of sheds over more traditional housing
- Overlays need to be accurate and reflect current data
- Material change of use process for greenfield residential development needs to demonstrate a need above anything else

6. Zones Responses

NUMBER OF RESPONDENTS	15

1. *"Is there an appropriate range and mix of zones in the Fraser Coast Planning Scheme 2014?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	9
No	3
Unsure	3
Total	15

Comments on this question:

- Latitude and discreet zoning options are needed where there are distinct differences in land sizes – e.g. an acreage in an area with other blocks which are less that 2000m^2

2. *"Are the zones delivering the kind of development you would expect to see?*

RESPONSE	NUMBER OF RESPONDENTS
Yes	3
No	6
Unsure	5
Blank (i.e. no response)	1
Total	15

Comments on this question:

- Open Space and Environmental Management and Conservation zones should be preserved and any development that may take place in the zones should be appropriate
- The Environmental Management and Conservation zoned area adjacent to Turtle Cove Claypan needs to be protected and acquired as Crown Land. This area is also adjacent to RAMSAR wetlands and a High Ecological Value area, therefore, development should not occur within a block of this zone
- Need more centralised precincts – such as an emergency hub precinct near the medical hub
- There is a significant amount of rural land that has been turned into rural residential land – even in areas that are no identified by the Rural Residential land strategy as potential sites for future development

3. *"Are there any locations where the current zones are not considered to be correct?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	5
No	3
Unsure	6
Blank (i.e. no response)	1
Total	15

Comments on this question:

- Craignish – blocks between one and two acres are limited by low density restrictions
- Booral Road (near the airport) – more urban land should be considered

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 138

- Nissen Street (Lot 54 SP313280) – should be zoned as Mixed Use. This is consistent with the established veterinary hospital and provides for higher density accommodation close to the medical precinct
- Elizabeth Street, Urangan – Industry zones are currently adjoining residential areas creating noise and odour issues
- There is an oversupply of Emerging community zoned land in Nikenbah and Dundowran
- Public and private properties which are zoned as Rural and/ or Essential habitat are often unsuitable for those descriptions

4. *"Are there any land uses, which are difficult to establish in the region because of a lack of appropriately zoned land?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	4
No	3
Unsure	7
Blank (i.e. no response)	1
Total	15

Comments on this question:

- Retirement Facility/ Lifestyle communities – it is becoming harder to find large parcels of land in residential areas. Zoning should allow for these types of developments to occur on large land holdings on the periphery of residential land

5. *"Do any [residential] zone codes require improvement, in terms of outcomes sought or development requirements? If yes, please select the zone code/s that require improvement:"*

RESPONSE	NUMBER OF RESPONDENTS
Low density residential zone code	5
Medium density residential zone code	1

Comments on this question:

- Low density residential should include a lifestyle block caveat
- A requirement that dual occupancies do not adjoin each other/ other multi-residential developments to reduce concentration of impacts (i.e. car parking)

6. *"Do any [centre] zone codes require improvement, in terms of outcomes sought or development requirements? If yes, please select the zone code/s that require improvement:"*

No responses.

7. *"Do any [industry] zone codes require improvement, in terms of outcomes sought or development requirements? If yes, please select the zone code/s that require improvement:"*

RESPONSE	NUMBER OF RESPONDENTS
Low impact industry zone code	1

Comments on this question:

- Industry Zone PO3 – include other industries – such as certain types of aquaculture that could locate in this zone if scale and type are consistent with other outcomes sought for the zone

8. *"Do any [recreational] zone codes require improvement, in terms of outcomes sought or development requirements? If yes, please select the zone code/s that require improvement:"*

RESPONSE	NUMBER OF RESPONDENTS
Sport and recreation zone code	1

Comments on this question:

- Sport and recreation zone should include a community enrichment zone which specifically targets well-being agendas

9. *"Do any [environmental] zone codes require improvement, in terms of outcomes sought or development requirements? If yes, please select the zone code/s that require improvement:"*

RESPONSE	NUMBER OF RESPONDENTS
Environmental management and conservation zone code	3

Comments on this question:

- Land zoned as Environmental management and conservation zone needs to ensure no development takes place

10. *"Do any [other] zone codes require improvement, in terms of outcomes sought or development requirements? If yes, please select the zone code/s that require improvement:"*

RESPONSE	NUMBER OF RESPONDENTS
Rural zone code	2
Rural residential zone code	1
Emerging communities zone code	1

Comments on this question:

- Rural zone code – Purpose (h) – this provision should be revisited to ensure the outcome doesn't constrain agricultural development
- More acceptable outcomes should be prescribed for all codes in this category

7. Local Plans Responses

NUMBER OF RESPONDENTS	16

1. *"Are there any other areas you think would benefit from more detailed local area planning?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	6
No	4
Unsure	4
Blank	2
Total	16

Comments on this question:

- River Heads and Booral Local plan – preservation of natural environments and required wildlife buffers (Turtle Cove Claypan, Mathiesons Homestead, River Heads Reserve, Barge area, Susa River, and Bengson Creek)
- River Heads and Booral - Too many ad hoc buildings – such as sheds and other large structures, as well as lack of footpaths and bikeways

- River Heads and Booral – new low-density residential subdivisions east side of River Heads Road (Mathiesons Land)
- River Heads and Booral – potential low-density residential subdivision west side of River Heads Road opposite Cove Boulevard intersection (Cattle Property)
- River Heads and Booral – Non-integration of new areas with existing road network (i.e. Turtle Cove estate and adjoining subdivisions, local shopping centre placement in relation to movement of residents (e.g. River Heads Road or Booral Road and River Heads Road intersection/ Airport shopping centre precinct)
- River Heads and Booral – Lack of marina near current shopping centre, emergency management for Fraser Island, marina and barge parking, and accommodation facilities within River Heads
- Areas in Maryborough should have greater housing diversity
- Areas in Hervey Bay should establish more nodes and character of precincts
- Area between the Wide Bay Ring Road surrounding Booral Road, including the coastal strip and River Heads needs more research and planning considerations in the scheme due to its ecological significance
- Booral Road – busy road that should have a decreased speed limit – a wide land bridge for wildlife or environmentally friendly culverts passing beneath the road would benefit the local fauna in the area

2. *"Do any of the local plan codes require improvement, in either terms of outcomes sought or development requirements? If yes, please select the local plan code/s that require improvement."*

RESPONSE	NUMBER OF RESPONDENTS
Doolong Flats/Ghost Hill emerging community local plan code	2
Maryborough principal activity centre local plan code	1
Nikenbah emerging community local plan code	2
Pialba principal activity centre local plan code	2
St Helens emerging community local plan code	3
Eli Waters/Dundowran emerging community local plan code	1
Granville emerging community local plan code	1
Kawungan North East emerging community local plan code	1

Comments on this question:

- Pialba should be carefully master planned
- Doolong Road South area provides opportunities to maintain some rural land close to townships and could be essential to providing a varied economy

8. Overlays Responses

NUMBER OF RESPONDENTS	20

1. *Are there any other overlays you think would be useful for ensuring desired outcomes in the region are achieved?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	3
No	4
Unsure	6
Blank (i.e. no response)	7
Total	20

Comments on this question:

- There should be an overlay with biodiversity ratings (i.e. the RAMSAR wetlands at River Heads) and the various other ecosystems in Hervey Bay

- A community infrastructure plan overlay

2. *"Do any of the overlay codes require improvement, in either terms of outcomes sought or development requirements? If yes, please select the codes that require improvement:"*

RESPONSE	NUMBER OF RESPONDENTS
Agricultural Land Overlay	2
Coastal Protection Overlay	4
Fraser and Great Sandy Strait Islands Overlay	1
Acid Sulfate Soils Overlay	1
Biodiversity Areas, Waterways and Wetlands Overlay	4
Heritage and Neighbourhood Character Overlay	3
Flood Hazard Overlay	3
Infrastruxture Overlya	1

Comments on this question:

- PO2 of Agricultural Land Overlay – should include an editor's note advising readers that agricultural uses on ALC Class A or Class B land that are not directly dependant on that land include aquaculture and intensive animal industries and can be allowed on this type of land. This not should also include that any impacts of these uses are minimised, and soil resources are managed to allow for land remediation as close as practical to pre-development conditions

- Heritage and Neighbourhood Character Overlay – Reference to Victorian, Federation, and Interwar architecture should be removed to ensure all places of cultural significance, regardless of architectural style, are included

- Heritage and Neighbourhood Character Overlay – Current demolition control precincts are outdated, and relevant provisions should be strengthened to provide for more accurate and up-to-date demolition control

- Flood Hazard Overlay – Overlay should include localised study data (such as more frequent updates of the LiDAR data on flood levels) to show potential flood affected areas instead of the current CSIRO greenhouse scenario

- Biodiversity Overlay – Need stronger biodiversity requirements and assessment benchmarks. The identification and protection of certain ecological corridors should also be considered
- Biodiversity and Bushfire overlays currently conflict with each other, where the Vegetation Management Act 1999 allows exemptions for the removal of certain otherwise protected vegetation. The following should be considered:
  - o subdivisions adjoining protected vegetation should include a buffer surrounding the significant vegetation;
  - o include requirements where if any vegetation has to be removed for a development, once completed, the site should be revegetated;
  - o dwelling houses should be built on areas that have the lease impact on existing vegetation;
  - o developments should ensure that they are koala friendly through providing/ not removing existing movement corridors or habitat trees;
  - o requirements for fauna such as nesting boxes and movement corridors should be considered;
  - o planting native plant species should be encouraged;
  - o riparian areas should be protected and clearing of such areas should be heavily regulated/ not allowed.
- Heritage and Neighbourhood Character Overlay – Demolition control areas should also include post-war dwellings (1940s-1970s), beach houses/ communities, historic pubs/ hotels, and historic industrial areas
- Heritage and Neighbourhood Character Overlay – Demolition controls on medium density zoned areas which are also not of high historical significance should be removed (62 Fort Street in Maryborough is an example as the control is limiting potential development on the site)
- Bushfire Hazard Overlay – Should be updated as some areas on the edge of suburban developments are now not at significant bushfire risk

3. *"Do you think more localised studies to improve the accuracy and or usefulness of any of the overlays is needed?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	12
No	2
Unsure	3
Blank	3
Total	20

Comments on this question:

- A specific code should be developed for River Heads and should take into consideration environmental issues and views
- The Bushfire Overlay needs to be more refined and would benefit from more frequent localised studies
- Heritage and Neighbourhood Character Overlay studies
- Streetscape study for Kent and Adelaide Street to inform a holistic streetscape strategy for the area to enhance the visual appeal of both sections
- The Heritage and Neighbourhood Character Overlay should be updated as certain properties identified by the heritage overlay should not be

9. Development Codes Responses

NUMBER OF RESPONDENTS	15

1. *"Do the codes result in development you want for the region?"*

RESPONSE	NUMBER OF RESPONDENTS
Yes	1
No	3
Unsure	2
Somewhat	6
Blank (i.e. no response)	3
Total	15

Comments on this question:

- More flexibility with regard to rural activities which could create more favourable conditions for agricultural businesses, driving diversification and investment
- Greater opportunity and flexibility for new developments that are unique and out of the box. Currently, projects must adhere to strict style guidelines which doesn't allow for diversity in structures

2. *"Do any of the use codes require improvement, in either terms of outcomes sought or development requirements? If yes, please select the codes that require improvement.*

RESPONSE	NUMBER OF RESPONDENTS
Dwelling House Code	3
Rural Uses Code	2
Relocatable Home Park and Tourist Park Code	3
Residential Care Facility and Retirement Facility Code	3
Dual Occupancy Code	2
Extractive Industry Code	1
Home Based Business Code	1
Industry Uses Code	1
Market Code	1
Multi-Unit Residential Uses Code	1
Nature-Based Tourism Code	2
Sales Office Code	1
Service Station Code	1
Telecommunications Facility Code	1
Utility Installation Code	1

Comments on this question:

- Dwelling House Code – More supportive of agricultural land uses and reduce possible land use conflict through the inclusion of clear performance outcomes so dwellings are not located where they will impact on an existing or future rural land use
- Rural Uses Code – Acceptable Outcome 2 prescribes that intensive rural uses must be more than 5000 metres from a residential zone which is not necessary for all agricultural operations – provisions such as this should be re-examined to be more flexible to different situations

- Rural Uses Code – Performance Outcome 4 requires a footnote explaining that agricultural uses on ALC Class A or Class B land that are not directly dependent on the land (e.g. aquaculture and intensive animal industries) may be located on this land on the basis that impacts are minimised)

- Dwelling House Code – Clear performance outcomes ensuring dwellings are not located where they will impact an existing or future agricultural land use could help support these uses while also reducing possible land use conflict

- Relocatable Home Park and Tourist Park Code & Residential Care Facility and Retirement Facility Code – More flexible design parameters that allow for improvements in design of these development types

- Dual Occupancy Code – promote dual occupancy buildings with adequate parking facilities. Limiting the size of granny flats is not an efficient process

3. *"Do any of the other development codes require improvement, in either terms of outcomes sought or development requirements? If yes, please select the codes that require improvement."*

RESPONSE	NUMBER OF RESPONDENTS
Advertising Devices Code	2
Landscaping Code	1
Reconfiguring a Lot Code	1
Transport and Parking Code	2
Vegetation Management Code	1
Works, Services and Infrastructure Code	3
Ship-Sourced Pollutants Reception Facilities in Marinas Code	1

Comments on this question:

- Reconfiguring a Lot Code – Include requirements for plumbing and drainage act, environmental protection, etc.

- Advertising Devices Code – Develop a specific advertising devices code for heritage areas in Maryborough and Howard

- Works, Services, and Infrastructure Code:
  - details of how infrastructure will connect should be included;
  - more prescriptive criteria to help guide development applications;
  - Development Manual upgrade and Council specifications should be provided
  - requirements that ensure a building is not certified until the driveway is constructed to Council's requirements
  - need more regulations to prevent unlawful access to unformed road reserves
  - "No acceptable outcomes" should not be an option, rather "This can be suitably conditioned";
  - more land guiding Development Control Plans – Structure Plans do not address precinct solutions which results in disjointed settlement patterns;
  - As Con Manual needs an overhaul to ensure data mentioned captures the needs of the community;
  - need to improve connectivity criteria as it has resulted in less than ideal facility and precinct structures;
  - stricter rules around adhering to guidelines in Structure Plans;
  - corner truncations should be included in the scheme, not as a condition.

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 145

10. Planning Scheme Policy Responses

NUMBER OF RESPONDENTS	10

1. *"Do any of the planning scheme policies require improvement? If yes, please select the planning scheme policies that require improvement."*

RESPONSE	NUMBER OF RESPONDENTS
Planning Scheme Policy for Information that the Council May Require	2
Planning Scheme Policy for Environmental and Vegetation Offsets	4
Planning Scheme Policy for the Heritage and Neighbourhood Character Overlay Code	3
Planning Scheme Policy for Development Works	1

Comments on this question:

- Planning Scheme Policy for Environmental and Vegetation Offsets should include tighter regulations that limit damage to protected environmental assets
- Planning Scheme Policy for the Heritage and Neighbourhood Character Overlay Code should be updated to remove reference to specific architectural styles and should instead focus on the cultural significance of a place
- Developers should have the ability to purchase managed offset rights from farmers/ landholders. This would be highly beneficial to some of the marginal cane land in the area
- Planning Scheme Policy for the Heritage and Neighbourhood Character Overlay Code should include post-war dwellings (!940s-1970s), beach houses/ communities, historic pubs/ hotels, historical industrial areas, and laneways in the CBD as Character Areas with associated guidelines

Councillor Concept Forum / Planning Scheme Review Workshop #3 (12/11/2020)

- Explained previous workshops
- What we allow to happen in character areas?
- Consultations report on the submissions received
- Cr Dennis Chapman at this workshop but not at the previous two
- Lifestyle – we have everything here
- Convenience
- Climate
- Psychological aspect
- Physical aspect
- Affordable housing
- Sense of well-being
- Flatter land compared to Gympie
- People relocating can get affordable housing
- Travel to work time is short
- Adverse impacts
    - Traffic around schools
    - Bikeways

- What areas aren't working well?
- Open spaces and the environment
- You can escape your reality by going to the beach
- The ambience of the Esplanade
- Diversity
    - Beach
    - Heritage city
    - Open rural areas
    - Most of the City benefits without the size and congestion
    - Proximity to major cities
    - Local businesses – difficult dining options
    - Sense of community [local communities]

- Because it isn't the Gold Coast or the Sunshine Coast
- Medical facilities
- It doesn't have the "busyness" of South East Queensland
- Affordability vs quality
- Private school growth has compensated for any delay in new State schools
- Infrastructure led communities
- How do we traverse the Hervey Bay area
- Booral Rd
- Discussion ensued about road corridors to be protected
- Address affordability through increasing employment
- Infrastructure to get products out of the region once created

- - o Port – Bundaberg
    - o Airport – Sunshine Coast

- Industry
    - o Maryborough West 400ha; he says we need 2000ha
    - o We need 10-20ha lots not just 4000m2 lots
    - o Highway access at Maryborough for manufacturing
    - o Susan River to Moonooboola / Maryborough Bypass
    - o Bypass for Maryborough? This needs to be progressed
    - o Meeting on 2/3 December about the Regional Plan

- Environment
    - o To what extent is there inter-departmental coordination happening
    - o Timing is always clunky
    - o More bespoke DSSs for small communities
    - o Supported by more bespoke zonings

- Different areas need to have different costs whereas Council cross-subsidises
- PSP 2009 – look at this
- Cross-subsidisation exacerbates finding shortfalls
- Same price base but different incentives
- Incentivise employment generating development
- Rating systems can be a measure to encourage urban conversion
- Larger brown field lots where we have put the infrastructure in
- Craft brewery opening soon
- Entertainment precinct
- No multiple-choice option on the quick poll
- There are numerous projects out on the engagement hub
- Hobby farms? Pick this up in the small communities discussion, might be the way to progress this idea
- Burrum Head – Toogom – Howard area worth fuller investigation.

Appendix 5: Planning Scheme Audit

Planning Scheme Structure

A standard structure (as was required under the Queensland Planning Provisions ("QPP")) is no longer prescribed by the PA or the PR. The current planning scheme has adopted the following structure consistent with the QPP.   By convention, many post-QPP schemes continue to follow this structure, which is now well-established throughout Queensland and is widely accepted and understood by regular users.

Part 1 – About the planning scheme

Part 2 – State planning provisions

Part 3 – Strategic Framework

Part 4 – Local Government Infrastructure Plan

Part 5 – Tables of Assessment

Part 6 - Zones (including zone codes)

Part 7 – Local Plans (including local plan codes)

Part 8 - Overlays (including overlay codes)

Part 9 – Development Codes

Schedules – including Definitions; Mapping; Planning Scheme Policies

Summary of audit findings:

The current planning scheme structure establishes a framework that is:

- efficient -regulates development to the extent necessary;
- effective - clear, consistent and definitive;
- transparent - provides a framework for consistent reasonable, logical and fair decisions;
- integrated and coordinated - vertical and horizontal alignment of all elements.

The current scheme structure is logical and works well and achieves the functional requirements outlined above. It is not considered that any change should be made to the structure of the scheme. Zones should be kept as the basic organising element for categories of assessment and assessment benchmarks, and the accompanying planning scheme mapping.

Part 1 – About the planning scheme

The introduction should include information on the statute under which it operates; the planning horizon; planning scheme components and interpretation matters. It is important that the scheme includes a hierarchy of assessment benchmarks so in the event of an inconsistency, it is clear what part of the planning scheme prevails.

PART 1: AUDIT PRINCIPLES	SOURCE	COMMENT
1(a) Information regarding statute.	Best practice	Section 1.1: The planning scheme refers to its preparation in accordance with the *Sustainable Planning Act 2009*. This needs to be updated to refer to the PA, and also remove alignment amendment information.
1(b) Planning horizon specified – aligned with Regional Plan or 20 year horizon.	Drafting a Planning Scheme - Guidance for local governments, p9	Section 1.1: The planning scheme refers to a planning horizon of 2031 – this should be updated as appropriate to the review timeframe.
1(c) Application statement.	Best practice	Section 1.1: The planning scheme clearly describes that the planning scheme applies to all premises, roads, internal waterways and local government tidal areas.
1(d) Planning scheme components specified.	Best practice	Section 1.2: The planning scheme clearly identifies all parts of the planning scheme.
1(e) Interpretation	Best practice	Section 1.3: The planning scheme clearly identifies interpretation matters, including definitions, standard drawings/notes, punctuation, and zones for roads, etc.
1(f) Categories of development	Best practice	Section 1.4: Although not separately identified in the PA, the categories of development could also refer to "accepted development – subject to requirements", as now included in Part 5 Tables of Assessment.
1(g) Hierarchy of assessment benchmarks to articulate where a matter is prioritised over another	Best practice	Section 1.5: The planning scheme clearly identifies the hierarchy of assessment benchmarks.
1(h) Building work regulated under the planning scheme should be clearly defined.	Best practice	Section 1.6: Update building legislation references. The first Editor's note under Table 1.6.1 refers to a non-existent "*section 83(b)*" in the current *Building Act 1975*. Further, the current *Building Act 1975* does not appear to require a decision to approve building work that is assessable development under the planning scheme only to be issued as a preliminary approval.

Part 2 – State planning provisions

The planning scheme should clearly state the version of the SPP (e.g. July 2017) and Regional Plan version that is "appropriately integrated" in the planning scheme. This is important because if these are not identified as having been "appropriately integrated", assessable development must be separately assessed against the SPP and the Regional Plan.

PART 2: AUDIT PRINCIPLES	SOURCE	COMMENT
2(a) Version and sections of the SPP integrated	Best practice	The planning scheme does not state which version of the SPP is integrated, although based on the structure, it appears to be the July 2017 version. The following note is also suggested for inclusion: *Editor's Note—The State Planning Policy July 2017 was approved by the Planning Minister and commenced on 3 July, 2017. In accordance with section 8(4)(a) of the Act, the SPP applies to the extent of any inconsistency. Where the planning scheme does not reflect the latest version of the SPP, additional assessment benchmarks may apply.*
2(b) Version and sections of the Regional Plan integrated.	Best practice	The State government is currently preparing a new version of the Wide Bay Burnett Regional Plan. On completion this will require integration into the planning scheme.

SPP alignment

This audit has identified that the planning scheme is not fully aligned with all aspects of the SPP relevant to Fraser Coast. Areas where amendments to the planning scheme may be required to improve its alignment with the SPP are summarised in the table below which. provides a high level assessment as to the extent to which the planning scheme aligns with the SPP.

STATE PLANNING POLICY	COMMENT
Housing supply and diversity	Housing affordability: Further investigation required to inform the planning scheme review to provide for affordable housing options in accessible and well-serviced locations. (SPP, p24)
Liveable communities	Design: Further investigation required to inform the planning scheme review to promote high quality sub-tropical, sustainable urban design and place making outcomes in development (SPP, p26)
Agriculture	Agriculture: The strategic framework and Agricultural land overlay mapping clearly maps Natural Resource Elements, including good quality agricultural land. Ensure current State datasets and any recent developments which affect the productive potential of agricultural land are reflected in updated Strategic Framework and overlay mapping. (SPP, p29)
Development and construction	Development and construction: The policies identified for this State interest provide a guide to the necessary supporting information for a revised planning scheme and drafting instructions for the revised planning scheme. (SPP, p31 and p33)

STATE PLANNING POLICY	COMMENT
Mining and extractive resources	Extractive resources: Strategic framework map 2 and the Extractive resources overlay identifies State extractive resource areas and transport routes. Ensure any recent changes are reflected in updated Strategic Framework and overlay mapping (SPP, p33 and p34)
Tourism	Tourism: There is the opportunity to include land in a Tourism zone to highlight the importance of key areas for this use. (SPP, p36).
Biodiversity	Biodiversity: The strategic framework and the Biodiversity areas, waterways and wetlands overlay mapping requires review to align with State mapping and matters of local environmental environmental significance. Consultation has also identified the importance of mapping important ecological corridors. (SPP, p38)
Coastal environment	Coastal: The Coastal protection overlay code, including the maps, requires review to ensure alignment with the latest hazard mapping prepared by the State. (SPP, p40)
Cultural heritage	Cultural heritage: The planning scheme requires amendment to acknowledge the region's Traditional Owner's, the Butchulla people, and explore how indigenous cultural heritage may be effectively addressed in the planning scheme.
Water quality	Water quality: The strategic framework, Water resource catchments overlay code and development codes require review to better integrate water quality and best practice requirements for new developments. (SPP, p44)
Emissions and hazardous activities	Emissions and hazardous activities: The strategic framework in section 3.3 Settlement pattern and section 3.4 Economic resources and development, addresses some of these requirements. There is further opportunity for the industry zones to address additional provisions and to consider potential land use conflict areas through local area planning processes. (SPP, p48)
Natural hazards, risk and resilience	Natural hazards, risk and resilience: The strategic framework addresses natural hazards and climate change under 3.3.2.7 and in 3.8.2.5. The scheme also has a Bushfire hazard overlay code, Coastal protection overlay code and Flood hazard overlay code. These overlay codes/mapping require review to ensure that they reflect the latest mapping and assessment benchmarks. (SPP, p50)
Energy and water supply	Energy and water supply: The planning scheme should provide further opportunities for the establishment of renewable energy, at the regional, local and individual scale. Note this issues may be addressed in the upcoming Regional Plan (SPP, p54)
Infrastructure integration	Infrastructure integration: The planning scheme, in particular the Local Government Infrastructure Plan, requires amendment to address land sequencing and development issues. (SPP, p55)
Transport infrastructure	Transport infrastructure: The planning scheme requires review to address the findings of the Active Transport Strategy, including the need to further provide for mobility scooters and other electric mobility devices. (SPP, p57)
Strategic airports and aviation facilities	Strategic airports and aviation facilities: The strategic framework and Airport and aviation facilities overlay mapping and code should be

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 153

STATE PLANNING POLICY	COMMENT
	reviewed to ensure they reflect current information and standards. This may also have a GIS mapping resource implication. (SPP, p58)
Strategic ports	No comment.

Part 3 – Strategic framework

Under the PA a planning scheme is required to identify "strategic outcomes" [s16(1)(a)]. While not prescribed under the PA these strategic outcomes are generally expressed in a "strategic framework". A planning scheme's strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the region for the life of the planning scheme. The strategic framework provides the basis for producing the delivery mechanisms of the scheme (i.e. the tables of assessment, zones, local plans, overlays and codes).

Importantly the strategic framework/strategic outcomes can only apply to impact assessable development [PA, s43(2)(c)] so it is important that the key strategic outcomes are also reflected in codes so that they apply to code assessable development.

It is generally understood that a strategic framework should:

- set the vision and policy direction for the planning scheme to inform the overall outcomes for zones; neighbourhood or local plans; overlays; and development codes (vertical integration);
- coordinate and integrate the SPP and Regional Plan;
- clearly articulate the rationale for the approach taken in the planning scheme;
- have a planning horizon of approximately 20 years (broadly consistent with Regional Plans);
- include mapping or other illustrative material to explain the outcomes sought (e.g. "maintain separation between discrete areas of urban settlement"); and
- respond to major trends shaping the region and be forward looking – not a re-statement of what is currently occurring.

PART 3: AUDIT PRINCIPLE	SOURCE	COMMENT
(3)(a) Sets the vision and policy direction for the planning scheme	Drafting a Planning Scheme - Guidance for local governments, p5	The planning scheme includes the following vision to 2031: *"In 2031, the Fraser Coast will be a diverse, strong and well governed region of vibrant places connected as a whole by our community spirit, respect for our natural environment and our innovative and diverse economy"* (section 3.2.1).

The vision requires updating to ensure that it responds to new trends affecting the region over the next 20 years (and beyond), including the Smart Communities Plan.

The strategic framework's themes and strategic outcomes should be amended to address the following recent studies:

- Community wellbeing theme: Smart Communities Plan; Fraser Coast Youth Strategy; Fraser Coast Regional Events Strategy; Culture Strategy 2015-2019; |

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 154

PART 3: AUDIT PRINCIPLE	SOURCE	COMMENT
		• Economic resources and development theme: KPMG report; Economic Road Map; Regional Wayfinding and Content Management Strategy; Drones Strategy 2018 – 2023; • Access and mobility theme: Active Travel Strategy.
(3)(b) Coordinates and integrates the SPP	PA, section 16(1)(c)	There is a need to further align the planning scheme with the SPP, with key areas requiring attention including: • Housing supply and diversity; • Liveable communities; • Development and construction; • Tourism; • Biodiversity; • Cultural Heritage; • Water quality; • Natural hazards, risk and resilience; • Energy and water supply; • Infrastructure integration; and • Transport infrastructure.
(3)(c) Coordinates and integrates the Regional Plan	PA, section 16(1)(c)	The State government is currently preparing a new version of the Wide Bay Burnett Regional Plan. On completion this will require integration into the planning scheme.
(3)(d) Has a planning horizon consistent with the regional plan or approximately 20 years	Drafting a Planning Scheme - Guidance for local governments, p9	The planning scheme refers to a planning horizon of 2031 – this should be updated.
(3)(e) Includes mapping or other illustrative material to explain the outcomes sought	Best practice	All strategic framework maps require review to ensure that they respond to the latest State datasets[2]. Investigate opportunities for and implement more localised mapping, e.g. a strategic framework map showing areas of cultural heritage significance should be included or these should be indicated as insets on the settlement pattern map.
(3)(f) Responds to major trends shaping the region	Best practice	The strategic framework should be amended to address the important trends shaping the region as identified in the KPMG report. It is recommended that the strategic framework is amended to address the findings arising from the KPMG report as it relates to: • Community; • Housing and households: • Residential land supply analysis; • Industry;

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[2] https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking

PART 3: AUDIT PRINCIPLE	SOURCE	COMMENT
		• Factors shaping the future of the Fraser Coast; and • Future Scenarios for the Fraser Coast.
3(g) Provisions are consistent with current statutory requirements, standards and guidelines	Legislation/ Best practice	The strategic framework should be amended to address: • Council's Corporate Plan (refer to section 3.0), in particular the lifestyle, prosperity, natural environment and built environment outcomes; • the PR, Schedule 12A – walkable neighbourhoods; • Smart Communities Plan; • Economic Road Map; • Fraser Coast Youth Strategy; • Regional Wayfinding and Content Management Strategy 2019; • Culture Strategy 2015-2019; • Drones Strategy 2018 – 2023; • And all strategies being updated, developed or needing to be developed.

Additionally, investigate mechanisms for the planning scheme to facilitate and support the creation of employment opportunities (ensuring adequate levels of assessment, incentivising employment generating businesses, investigating whether there is adequately zoned land, mixed use areas, reinvigorating CBDs, ensuring an affordable business environment, investigate agri-tourism opportunities) and to promote infill development.

Part 4 – Local government infrastructure plan

Local government infrastructure plans ("LGIPs") are used to ensure communities have timely and affordable access to required infrastructure services. The PA mandates a review of the LGIP every 5 years. Councils that have a LGIP can levy infrastructure charges and stipulate development approval conditions for trunk infrastructure (e.g. water, sewerage, roads, stormwater, as well as parks and land for community facilities). The LGIP identifies the trunk infrastructure necessary to service a local area.   Council has other mechanisms for capital renewal of existing infrastructure.

Standard content is provided under the Guidance for the Minister's guidelines and rules (http://www.dlgrma.qld.gov.au/resources/planning/better-planning/mgr/guidance.pdf).

The purpose of the LGIP is to:

(a)   integrate infrastructure planning with the land use planning identified in the planning scheme;

(b)   provide transparency regarding a local government's intentions for the provision of trunk infrastructure;

(c)   enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning;

(d)   ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and

(e)   provide a basis for the imposition of conditions about infrastructure on development approvals.

LGIPs are required to include a Priority Infrastructure Area in map form which identifies land to accommodate at least 10 but no more than 15 years of growth.

PART 4: AUDIT PRINCIPLE	SOURCE	COMMENT
4(a) A LGIP should: • Integrate infrastructure planning with the land use planning identified in the planning scheme; • Provide transparency regarding a local government's intentions for the provision of trunk infrastructure; • Enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning; • Ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and • Provide a basis for the imposition of conditions about infrastructure on development approvals.	Best practice; Minister's guidelines and rules 2017 and Guidance for Minister's guidelines and rules	The LGIP should be amended to: • address current drafting requirements under the PA (the planning scheme currently refers to the framework established by the *Sustainable Planning Act 2009*), including requirements under the Minister's Guidelines and Rules 2017 (http://betterplanning.qld.gov.au/resources/planning/better-planning/mgr/ministers-guidelines-rules.pdf) and standard template under the Guidance for the Minister's guidelines and rules (see link further above); • address changes in the Desired Standards of Service for cycleway and pathway design/planning standards arising from the PR, Schedule 12A; • review population and employment growth and the existing and projected demand for each of the trunk infrastructure networks based on the updated population projections identified in the KPMG report and ensure that there is a better match between plans for trunk infrastructure and sequencing of urban development; and • address matters arising from the park infrastructure, master plans and enhancement plans (https://www.frasercoast.qld.gov.au/publications).. • reflect Council's infrastructure strategies to the extent possible (for example, Open Space Strategy, park infrastructure master plans and enhancement plans); • identify and protect long term infrastructure corridors; and • Consultation has identified concerns regarding infrastructure sequencing, particularly in areas such as River Heads. The LGIP requires review to ensure that there is a better match between infrastructure plans and development sequencing.

Part 5 – Tables of assessment

The tables of assessment identify defined uses, the category of development and assessment, and assessment benchmarks and requirements for development for each zone, overlay and local plan. The

levels of assessment are related to the likely complexity of a development proposal and its potential impacts. In determining an appropriate level of assessment for any particular form of development, Council needs to consider the:

- nature and scale of the impact;
- ability to regulate the impact; and
- ability to achieve the outcomes expressed in the strategic framework.

Under the QPP, there was a drafting intention to ensure that uses that were generally intended in a given zone or precinct were subject to the lowest category of assessment consistent with the level of risk and the land use intent of the relevant local government.

The categories of assessment are:

- **Accepted:** Accepted development does not require a development application or an approval under the planning scheme because it is compatible with the planning intentions for an area;
- **Accepted subject to requirements (note: not a formal category under the PA):** Accepted development subject to requirements does not require a development application or approval if certain requirements expressed in planning scheme codes are met. Accepted development subject to requirements is generally simple, low risk and compatible with the planning intentions for an area;
- **Code assessable:** Code assessable development requires a development application and approval. Applications are assessed against the requirements set out in the planning scheme codes (assessment benchmarks) and the State planning instruments (to the extent they are not integrated in the planning scheme). Where the application meets the assessment benchmarks in the relevant codes and instruments, it should be approved. Public notification is not required;
- **Impact assessment:** Impact assessable development requires a development application and approval. Impact assessment involves the broader assessment of the impacts of development against relevant State planning instruments (to the extent they are not integrated in the planning scheme) and relevant sections of the planning scheme, including the strategic framework. Development that is impact assessable requires public notification and may be subject to appeal by third parties. Impact assessable development has the potential for greater impacts and therefore requires broad assessment against the entire planning scheme; and
- **Prohibited:** Prohibited development is development for which an application may not be made. The PR identifies prohibited development.

Tables of assessment are to be provided for material change of use; reconfiguring a lot; building work and operational work in each zone (and if used, local plans and overlays), subject to:

- Schedule 6 of the PR that identifies development planning schemes are prohibited from making assessable development;
- Schedule 7 of the PR that specifies accepted development identified by the State; and
- Schedule 10 of the PR that identifies the category of assessment (and other things including assessment benchmarks and referral requirements) for various types of development.

Tables of assessment are to:

- identify accepted development, accepted development subject to requirements, development requiring code assessment, and development requiring impact assessment (and if allowed by the PR, prohibited development); and
- identify relevant assessment benchmarks.

For code assessment there is a presumption in favour of approval where assessment benchmarks are complied with, or can be complied with by imposing conditions on an approval.

Importantly, the decision rules regarding code compliance (i.e. Overall Outcomes <u>or</u> Performance Outcomes <u>or</u> Acceptable Outcomes; or Overall Outcomes <u>and</u> Performance Outcomes <u>or</u> Acceptable Outcomes), need to be understood before specifying levels of assessment.

PART 5: AUDIT PRINCIPLE	SOURCE	COMMENT
5(a) Categorises development as prohibited; assessable (code or impact); accepted (or accepted subject to requirements), while ensuring efficiency.	PA	A comprehensive audit is required of each table of assessment to ensure that it assigns an appropriate level of assessment for all development based on: • nature and scale of the impact; • ability to regulate the impact; and • ability to achieve the outcomes expressed in the strategic framework. There may be opportunities to: • redesign the tables to be more legible and user-friendly; • implement lower levels of assessment where appropriate (e.g. heritage based tourism, agri-tourism, etc). Specific changes for investigation: • Consider whether development involving an on-site sewerage facility should be accepted development subject to requirements to address implications arising from the On-site sewerage facility risk and strategy 2019. • Requirements for code assessable development should be amended to require compliance with purpose and overall outcomes, as well as either performance outcomes or acceptable outcomes (section 5.3.3(4)(c).
5(b) Clearly states the development assessment rules applying to different levels of assessment.	Best Practice	Code compliance being achieved by compliance with acceptable outcomes should be avoided, i.e. section 5.3.3(4)(c) of the planning scheme currently states: *"5.3.3(4) Code assessable development: …* *(c) that complies with:* *(i) the purpose and overall outcomes of the code complies with the code*

PART 5: AUDIT PRINCIPLE	SOURCE	COMMENT
		(ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code".
		The Brisbane City Plan 2014 approach is more robust and requires compliance with the purpose and overall outcomes, as well as either performance outcomes or acceptable outcomes.
		It is recommended that section 5.3.3(4)(c) be amended to read:
		"5.3.3(4) Code assessable development: …
		(c) that complies with the purpose, overall outcomes and the performance outcomes or acceptable outcomes of the code complies with the code".
5(c) Sets out the matters (the assessment benchmarks) that an assessment manager must assess assessable development against.	PA	Review tables of assessment to check assessment benchmarks are clearly stated for development.

Part 6 – Zones

Zones are typically used as the fundamental organising element for allocating land uses. Zones are identified as regulated requirements under the PR, Schedule 2. A local government may only adopt the zone names and purpose statements as identified in the PR. A local planning instrument may change a purpose statement for a zone if the Minister considers the change is necessary or desirable having regard to the circumstances in the local government area to which the instrument will apply.

Precincts may be used in zones to provide more refined planning intent for specific areas. A precinct may vary the requirements that apply (such as height, gross floor area or density) for areas within the zone.

Best practice suggests that zone codes should use only a purpose statement and overall outcomes to describe the place ("look and feel", land uses rather than detailed design parameters). No performance outcomes or acceptable outcomes are required (see Sunshine Coast Planning Scheme 2014 and Brisbane City Plan 2014).

It is important to avoid including a discrete parcel of land in more than one zone due to the potential for confusion about the levels of assessment/assessment benchmarks that apply to development on that land parcel.

The following provides a high level summary of the zones currently used in the planning scheme, noting that local plans and overlays may change the height limits outlined in this section:

- **Low density residential zone:** provides for a variety of low density dwelling types, including dwelling houses and limited community/small-scale services, facilities and infrastructure. The maximum height of buildings is 8.5m or 10.0m where located on slopes exceeding 15% (performance outcome);

- **Medium density residential zone:** provides for medium density multiple dwellings and community uses, small scale-services, facilities and infrastructure. The maximum building height is 11.0m above ground level (performance outcome);
- **High density residential zone:** provides for high density multiple dwellings and community uses, and small-scale services, facilities and infrastructure.   The maximum building height is 20.0m above ground level or 26m in Precinct HDR1 (Hervey Bay tourism nodes) (performance outcome);
- **Principal centre zone:** provides for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to form the core of an urban area and service the local government area. Building height is determined by a local plan code/compatibility with the streetscape (performance outcome) or a maximum building height of 20.0m above ground level (acceptable outcome);
- **District centre zone:** provides for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities. Building height is determined by compatibility with the streetscape (performance outcome) or a maximum height of 8.5m above ground level (acceptable outcome);
- **Local centre zone:** provides for a limited variety of commercial, community and retail activities to service local residents and other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping and residential uses. Building height is determined by compatibility with the streetscape (performance outcome) or a maximum building height of 8.5m above ground level (acceptable outcome);
- **Neighbourhood centre zone:** provides for a small variety of uses and activities to service local residents and other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops and offices. Building height is determined by compatibility with the streetscape (performance outcome) or a maximum building height of 8.5m above ground level (acceptable outcome);
- **Low impact industry zone:** provides for service industry and low impact industry and other uses and activities that support industry activities and do not compromise the future use of premises for industry activities.   Building height is determined by compatibility with the streetscape (performance outcome) or a maximum building height of 10.0m above ground level (acceptable outcome);
- **Medium impact industry zone:** provides for medium impact industry and other uses and activities that support industry activities and do not compromise the future use of premises for industry activities.   Building height is determined by compatibility with the streetscape (performance outcome) or a maximum building height of 15.0m above ground level (acceptable outcome).
- **High impact industry zone:** provides for High impact industry and other uses and activities that support industry activities and do not compromise the future use of premises for industry activities. Building height is determined by compatibility with the streetscape/industry operating requirements (performance outcome) or a maximum building height of 20.0m above ground level (acceptable outcome);
- **Waterfront and marine industry zone:** provides for marine industry and other uses and activities that need to be on or near water or a marine environment or that support industry activities and do not compromise the future use of premises for industry activities. Building height is determined by the functional needs of marine industry uses/amenity of surrounding area (performance outcome) or a maximum building height above ground level of 20.0m for

buildings and structures used for the manufacturing, servicing or repair of vessels and 12.5m for all other buildings and structures (acceptable outcome);

- **Sport and recreation zone:** provides for a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts, and facilities and infrastructure to support the uses and activities. The scale, intensity and built form of development is compatible with the intended scale and character of the streetscape and surrounding area (performance outcome);

- **Open space zone:** provides for local, district and regional parks for the use of residents and visitors, and facilities and infrastructure that support, and are required by, users of the parks. Development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area (performance outcome);

- **Environmental management and conservation zone:** provides for the protection and maintenance of areas that support one or more of the following: biological diversity; ecological integrity; naturally occurring landforms; and coastal processes. Development is to be of a low intensity (performance outcome);

- **Community facilities zone:** provides for community-related uses, activities and facilities, whether publicly or privately owned, including, for example educational establishments, hospitals, transport and telecommunication networks, and utility installations. No building height is specified;

- **Emerging communities zone:** provides for land that is intended for an urban purpose in the future. It protects land that is identified for an urban purpose in the future from incompatible uses and provides for the timely conversion of non-urban land for urban purposes. Building height is a maximum of 8.5m above ground level or 10.0m above ground level where located on slopes exceeding 15% (performance outcome);

- **Limited development (constrained land) zone:** identifies land that is significantly affected by one or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography. Building height has a low-rise built form (performance outcome) or a maximum building height of 8.5m above ground level or 10.0m above ground level where located on slopes exceeding 15% (acceptable outcome);

- **Mixed use zone:** provides for a mix or variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities. Building heights are specified for the precincts e.g. MU1 Urangan Harbour – refers to Urangan Harbour Master Plan building heights which vary from 8.5m (2 storeys) to 80m (20 storeys) ; MU2 Hervey Bay Airport Business and Industry Park – 10.0m; MU3 Carriers Arms Hotel – 11.0m; MU4 Dominion Flour Mill – 15.0m; MU5 Fraser Island Resorts – 11.0m; MU6 Maryborough Residential Airpark – 8.5m;

- **Rural zone:** provides for rural uses and activities and other uses and activities that are compatible with existing and future rural uses and activities; and the character and environmental features of the zone. It also seeks to maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes. Building height is to have a low-rise built form (performance outcome) or a maximum building height above ground level of 8.5m where the site has up to 15% slope, or 10m where the site has more than 15% slope for residential and other non-rural activities; and 10.0m for rural activities (acceptable outcome);

- **Rural residential zone:** provides for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services. Development has a low-rise built form with a maximum building height of 8.5m above ground level where the site

has up to 15% slope or 10m above ground level where the site has more than 15% slope (performance outcome);

- **Specialised centre zone:** provides for one or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses. Building height is to be sympathetic to the intended scale and character of the streetscape (performance outcome) or a maximum building height of 8.5m or 10.0m (acceptable outcome).

Each zone code identifies the following:

- the application of the code;
- the purpose of the code;
- the overall outcomes that achieve the purpose of the code;
- the assessment benchmarks (performance outcomes and acceptable outcomes), including those identified for any supporting precinct.

PART 6: AUDIT PRINCIPLE	SOURCE	COMMENT
6(a) Zones consistent with regulated requirements under the PR.	PR, Schedule 2	The "Limited development (constrained land) zone" should be renamed "Limited development zone" to align with the PR, Schedule 2.
		The purpose statements for each of the zones aligns with the PR, with the exception of the Low, Medium and High impact industry zones and the Mixed use zones, which require minor amendments as follows:
		- Low impact industry zone – insert "*and*" at the end of (b)(i) – i.e. "support industry activities; <u>and</u>" - Medium impact industry zone - insert "*and*" at the end of (b)(i) – i.e. "support industry activities; <u>and</u>" - High impact industry zone - insert "*and*" at the end of (b)(i) – i.e. "support industry activities; <u>and</u>" - Emerging community zone – point (c) should be amended to read: <u>*"(c) provide for the timely conversion of non-urban land to land for urban purposes*</u>" - Mixed use zone – the purpose should be amended to read *"The purpose of the mixed use zone is to provide for a variety of uses and activities..."*
		There are opportunities to review the current zoning mix and potentially allocated land to the following zones:
		- Character residential zone e.g. parts of Maryborough; - Tourist accommodation zone e.g. Urangan; - Township zone; and

PART 6: AUDIT PRINCIPLE	SOURCE	COMMENT
		• Research and technology zone or Innovation zone, to reflect new focus on emerging industries as per the KPMG report.
		Additionally, review all zoning to ensure it is still operating appropriately (e.g. tenure, native title, etc).
		The zone maps should be reviewed by the GIS officers to ensure that the RGB colours for each zone match those required by the PR, Schedule 2.
6(b) Codes are drafted to ensure overall outcomes align with the strategic framework.	Drafting a Planning Scheme - Guidance for local governments (p7)/ Best practice	A review of the zone codes has indicated that there is significant overlap between the overall outcomes and the performance outcomes. It is recommended that the zone codes be reviewed and only use the purpose statements and overall outcomes to describe the place ("look and feel", land uses rather than detailed design parameters). No performance outcomes or acceptable outcomes are required (see Sunshine Coast Planning Scheme 2014 and Brisbane City Plan 2014).
6(c) Provisions are drafted to be: (i) accountable – based on sound evidence base; (ii) clear and unambiguous; (iii) delivering good development outcomes.	Drafting a Planning Scheme - Guidance for local governments (p7)	A review of the zone codes has indicated that the following is required: • **All zones:** improve clarity of required outcomes and deliver better development outcomes (e.g. built form/design); • **Principal activity zone code:** The Principal activity zone code should be reviewed to improve the relationship with the Pialba principal activity centre local plan code. Further, given the status of Pialba as a principal activity centre for the region, a planning study of the zone/local plan area is recommended to determine the success of the code in achieving the development principles in the Hervey Bay CBD Urban Renewal Master Plan and implementation program, as set out in section 6 of the Master Plan (pp35-38).
6(d) Provisions are responsive to future trends and directions	Drafting a Planning Scheme - Guidance for local governments (p7)	Directions arising from the KPMG report should be addressed in the planning scheme, including opportunities to further respond to: • Innovation zone: Investigate opportunity/need for an Innovation zone or the like to respond to drivers of economic growth;

PART 6: AUDIT PRINCIPLE	SOURCE	COMMENT
		• Residential zones: Review all residential zones to ensure an appropriate mix of housing types and densities; • Centre zones: Review Centre zones to ensure flexibility to changing retail and commercial preferences, i.e. competition against on-line retail; • Rural zone: Review the Rural zone to provide for further opportunities for agri-tourism; • Rural residential zone: Ensure that there is no further increase in the extent of land zoned Rural residential. **Progress the recommended strategy from the Ethos Urban Fraser Coast Rural Residential Strategy Project.**; • All zones: Review all zones to ensure that demographic change is provided for including the need to provide for further health/aged care facilities; • All zones: Review zone codes to ensure the importance of amenity and quality of life considerations are reflected and by having appropriate design guidance in place; • All zones: Review all zones to provide for appropriate opportunities for drones (noting that their "home base" may be argued to come under the definition of Transport depot).
6(e) Provisions are consistent with current statutory requirements, standards and guidelines	Legislation/ Best practice	In general, the zone codes need to be updated to respond to more contemporary standards/guidelines.

Part 7 – Local plans

Local plans address matters at the local or district level and may provide more detailed planning for the zones. A local plan includes a local plan code to give effect to the policy intent for the local planning area. The purpose of a local plan is to provide more detail on how a specific area should develop. The provisions of a local plan code prevail over zone code provisions to the extent of any inconsistency.

The following are the local plans for the planning scheme:

• **Doolong Flats/Ghost Hill emerging community local plan:** provides for the logical, orderly, efficient and sustainable development of the Doolong Flats/Ghost Hill area in a manner that facilitates the creation of a complete and vibrant community comprising of interconnected residential neighbourhoods and supporting local services, community facilities and open space;
• **Eli Waters/Dundowran emerging community local plan:** provides for the logical, orderly, efficient and sustainable development of the northern section of the local plan area in a manner that facilitates the creation of a complete and vibrant community comprising of interconnected residential neighbourhoods, a tourism focus area adjacent to the foreshore, and supporting local

services, community facilities and open space. It also seeks to preserve the southern section of the local plan area as a further investigation area;

- **Granville emerging community local plan:** provides for the logical, orderly, efficient and sustainable development of a waterfront-dependent master planned urban community in the north-western section of the local plan area and in areas immediately adjacent to Granville's existing urban area, comprising of an attractive and functional harbourside setting, an environmental and open space network focused along the riverfront, interconnected residential neighbourhoods and supporting local services, community facilities and open space that promotes a high degree of local self-containment. It also seeks to preserve the balance of the local plan area as a further investigation area to accommodate future potential urban development opportunities in the longer term;

- **Kawungan North East emerging community local plan:** provides for the logical, orderly, efficient and sustainable development of the Kawungan North East area in a manner that facilitates the achievement of mixed use and retail showroom development outcomes, predominantly in areas closest to the Pialba principal activity centre, to support and compliment the role and function of the principal activity centre. It also facilitates the creation of interconnected low and mixed density residential neighbourhoods and supporting local services, community facilities and open space throughout the balance of the local plan area;

- **Maryborough principal activity centre local plan:** reinforces the role and function of the Maryborough principal activity centre as a focus for higher order community, government and health services, retail and commercial activities, and education and employment opportunities to service the needs of residents of Maryborough and surrounding rural areas and towns. It also provides for a diverse mix of uses and an urban form and structure which promotes activity, vibrancy and tourism whilst conserving the historical character and significance of the local plan area;

- **Nikenbah emerging community local plan:** provides for the logical, orderly, efficient and sustainable development of the Nikenbah area in a manner that facilitates the creation of a complete and vibrant community comprising of interconnected residential neighbourhoods and supporting employment opportunities, local services, community facilities and open space;

- **Pialba principal activity centre local plan:** provides for the development and rejuvenation of the Pialba principal activity centre as the city heart of Hervey Bay with a diverse mix of uses and a form and structure which promotes activity, vibrancy, sophistication and a sub-tropical coastal style; and

- **St Helens emerging community local plan:** provides for the logical, orderly, efficient and sustainable development of the St Helens area in a manner that facilitates the creation of interconnected residential and rural residential neighbourhoods and supporting local services, community facilities and open space. It also seeks to ensure the provision of local industry and employment opportunities in the northern part of Maryborough's urban area.

Council is also currently processing amendments to incorporate the draft Urangan South Local Area Plan into the planning scheme.

Each local plan area has a map and a code, which identifies the following:

- the application of the local plan code;
- a statement about the context and setting of the local plan area;
- the purpose of the local plan code;
- the overall outcomes that achieve the purpose of the local plan code; and

- the assessment benchmarks (performance outcomes and acceptable outcomes), noting that some of these change the building heights applying in zones.

PART 7: AUDIT PRINCIPLE	SOURCE	COMMENT
7(a) Local plan codes are drafted to ensure: • Overall outcomes align with the strategic framework; • Performance outcomes align with the overall outcomes; • Acceptable outcomes align with all aspects of the performance outcomes.	Drafting a Planning Scheme - Guidance for local governments (p7)	The Local plan codes require review to ensure that: • Overall outcomes align more closely with the strategic framework; • Performance outcomes align with the overall outcomes; • Acceptable outcomes align with all aspects of the performance outcomes - if an acceptable outcome cannot be drafted that applies in almost all circumstances the performance outcome should be relied upon and no acceptable outcome provided.
7(b) Provisions are drafted to be: (i) accountable – based on sound evidence base; (ii) clear and unambiguous; (iii) delivering good development outcomes.	Drafting a Planning Scheme - Guidance for local governments (p7)	A review of the Local plan codes has indicated that they require further review to improve clarity of required outcomes and deliver better development outcomes (e.g. cost effective and timely provision of infrastructure, resolution of conflicts between constraints and development opportunities). **Pialba principal activity centre local plan code**: The local plan code should be reviewed to improve the relationship with the Principal centre zone code. Further, given the status of Pialba as a principal activity centre for the region, a planning study of the zone/local plan area is recommended to determine the success of the code in achieving the development principles in the Hervey Bay CBD Urban Renewal Master Plan and implementation program, as set out in section 6 of the Master Plan (pp35-38) which is soon to be superseded by the Hinkler Regional Deal project. **Urangan South:** A new Local plan should be incorporated into Part 7 to address the findings of the Urangan South Land Use Strategy and Local Area Plan – Draft Structure Plan Report (2019). **Scarness, Torquay and Urangan:** The planning scheme currently includes part of the Esplanade, being the Pialba principal activity centre, in a local plan. The Hervey Bay Esplanade Tourist Precinct Master strategy will soon be superseded by an Esplanade masterplan. It is recommended once the strategy is finalised that the findings are integrated into the planning scheme.

PART 7: AUDIT PRINCIPLE	SOURCE	COMMENT
7(c) Provisions are responsive to future trends and directions	Drafting a Planning Scheme - Guidance for local governments (p7)	Directions arising from the KPMG report should be addressed in the planning scheme, including opportunities to further respond to: • Investigate opportunities to respond to drivers of economic growth; • Review codes to ensure an appropriate mix of housing types and affordability; • Review centre requirements to ensure flexibility to changing retail and commercial preferences, i.e. competition against on-line retail • Review codes to ensure demographic change is provided for including the need to provide for further health/aged care facilities; • Review codes to ensure the importance of amenity and quality of life considerations are reflected and by having appropriate design guidance in place. • Investigate local area plans for other townships/areas. (e.g. Tiaro, Burrum Heads, Glendwood). • Investigate new local area plans for areas identified through development proposals and assessment issues.
7(d) Provisions are consistent with current statutory requirements, standards and guidelines	Legislation/ Best practice	The Local plan codes need to be updated to respond to more contemporary standards/guidelines. • Local area plan codes should be amended to address small lot subdivisions.

Part 8 – Overlays

The Planning Scheme's overlays identify constraints, environmental values or opportunities to which development is to respond, and typically require the application of additional assessment benchmarks. Overlays identify areas within the planning scheme that reflect State and local interests and that have one or more of the following characteristics:

• there is a particular sensitivity to the effects of development;
• there is a constraint on land use or development outcomes;
• there is the presence of valuable resources;
• there are particular opportunities for development.

The intention of an overlay is to indicate where a particular constraint, environmental value or opportunity affects development and to provide additional or more specific assessment criteria dealing with relevant matters. An overlay may also change the level of assessment for all types of development (material change of use, reconfiguring a lot, building work and operational work), although current practice suggests being careful about changing levels of assessment.

Most of the overlays in the planning scheme reflect the SPP interests, with the exception of the Fraser and Great Sandy Strait Islands overlay. The current suite of overlays in the planning scheme comprises:

- **Acid sulfate soils overlay:** ensures that the generation or release of acid and associated metal contaminants from acid sulfate soils (ASS) does not have significant adverse effects on the natural environment, built environment, infrastructure or human health;

- **Agricultural land overlay:** ensures that sustainable agricultural use of agricultural land is protected from inappropriate development that leads to its alienation, fragmentation or diminished productivity;

- **Airport and aviation facilities overlay:** protects and maintains the safety, efficiency and operational integrity of Hervey Bay Airport , Maryborough Airport and aviation facilities and avoids land use conflicts;

- **Biodiversity areas, waterways and wetlands overlay:** ensures that ecologically important areas are protected; ecological connectivity is maintained or improved, habitat extent is maintained or enhanced, and degraded areas are rehabilitated; and wetlands and waterways are protected, maintained, rehabilitated and enhanced;

- **Bushfire hazard overlay:** ensures that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment;

- **Coastal protection overlay:** ensures that development is designed, constructed and operated to: avoid the social, financial and environmental costs arising from the adverse impacts of coastal hazards, taking into account the predicted effects of climate change; protect, conserve, rehabilitate and manage the coast, including its resources and biological diversity; and preferentially use land on the coast for coastal-dependent development;

- **Extractive resources overlay:** protects and maintains the sustainable and viable use of extractive resources by preventing incompatible development and land uses from encroaching on the extractive resource/processing areas and associated separation areas and transport routes;

- **Flood hazard overlay:** ensures that development protects people and avoids or mitigates the potential adverse impacts of flood on property, economic activity and the environment, taking into account the predicted effects of climate change;

- **Heritage and neighbourhood character overlay:** ensures that: development on or adjoining a heritage place is compatible with the cultural heritage significance of the place; the significance of neighbourhood character areas is conserved and enhanced; and development in a demolition control area conserves dwelling houses from the Victorian, Federation or interwar areas;

- **Infrastructure overlay**: ensures that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned infrastructure and facilities within the Fraser Coast: gas pipelines; high voltage electricity transmission lines; wastewater treatment plants; waste management facilities; major roads; railways; defence training facilities; and stock routes;

- **Water resource catchments overlay:** ensures that development preserves and, where possible, enhances water quality and quantity entering the following water resource catchment areas: Lake Lenthall and downstream weirs; Teddington Weir; and Cassava Lagoons; and

- **Fraser and Great Sandy Strait Islands overlay:** ensures that: development is established in appropriate locations and carried out in an environmentally sustainable manner; the Indigenous and European cultural values of Fraser and Great Sandy Strait Islands are conserved and enhanced; World Heritage environmental values and natural features are protected and enhanced, whilst World Heritage obligations are met; and Ramsar sites are protected.

Each overlay has a map and a code, which identifies the following:

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 169

- the application of the overlay code;
- the purpose of the overlay code;
- the overall outcomes that achieve the purpose of the overlay code;
- the assessment benchmarks (performance outcomes and acceptable outcomes), noting that some of these change the building heights applying in zones.

PART 8: AUDIT PRINCIPLE	SOURCE	COMMENT
8(a) Overlay codes are drafted to ensure: • Overall outcomes align with the strategic framework and State Planning Policy/Guidelines; • Performance outcomes align with the overall outcomes; • Acceptable outcomes align with all aspects of the performance outcomes.	Drafting a Planning Scheme - Guidance for local governments (p7)	The overlay codes require review to ensure that that: • Overall outcomes align more closely with the strategic framework and SPP and guidelines; • Performance outcomes align with the overall outcomes; • Acceptable outcomes align with all aspects of the performance outcomes - if an acceptable outcome cannot be drafted that applies in almost all circumstances the performance outcome should be relied upon and no acceptable outcome provided. All overlay codes and maps need to be updated to integrate the SPP and associated mapping layers. **8.2.4 - Biodiversity areas, waterways and wetlands overlay code:** • Identify gaps in natural values mapping and priorities for updating Council's MLES and koala habitat mapping; • Progress the Vegetation Management Framework and associated work as an overarching land use planning response to environmental/vegetation matters; • Develop criteria for ecological linkages, or 'corridors', which protect and link environmental values whilst also providing recreation opportunities and buffers to natural hazards; • Undertake further work required to integrate existing environmental and vegetation strategies into the planning scheme policies, provisions and overlay mapping; • Respond to loss of biodiversity as a result of natural hazards; • Undertake work to layer environmental overlays to determine where there are conflicting development and environmental values and update mapping/zoning accordingly; • Review and improve Council's environmental offset policy and processes.

PART 8: AUDIT PRINCIPLE	SOURCE	COMMENT
		Bushfire hazard overlay code, Flood hazard overlay code and Coastal hazards overlay code: • Bushfire risk review; • Undertake further works to incorporate flood and coastal hazards risk mapping into the planning scheme provisions and overlay mapping. **Heritage and neighbourhood character overlay code:** • Review definition of character and identify heritage and character values; • Update overlay mapping as a tool to identify areas of local heritage, cultural precincts and matters of Aboriginal cultural heritage; • Review of planning scheme provisions and overlays in relation to cultural heritage; • Review demolition control areas, strengthen demolition control provisions and broaden to include commercial and industrial sites, and post war examples; • Encourage the reuse of existing heritage buildings; • Investigate provisions in advertising code for heritage areas; • Review strategic framework, overall outcomes, performance outcomes and acceptable outcomes to achieve intended purpose; • Note the PR now includes provisions for development on land adjoining a State heritage place in some circumstances. **Mining and extractive resources** • Review and update minerals and extractive resources mapping and haul routes.
8(b) Provisions are drafted to be: (i) accountable – based on sound evidence base; (ii) clear and unambiguous; (iii) delivering good development outcomes.	Drafting a Planning Scheme - Guidance for local governments (p7)	A review of the overlay codes has indicated that they require further review to improve clarity of required outcomes and deliver better development outcomes.
8(c) Provisions are responsive to future trends and directions.	Drafting a Planning Scheme - Guidance for	Overlay mapping needs to be updated to align with the latest State datasets and also respond to recently constructed

PART 8: AUDIT PRINCIPLE	SOURCE	COMMENT
	local governments (p7)	developments/subdivisions (e.g. Agriculture overlay mapping). The entire road hierarchy could, if required, also be identified and protected by an overlay and overlay map, as per Brisbane City Plan 2014, with the higher order elements of the road hierarchy continuing to be identified on a strategic framework map (currently SFM-003).
8(d) Provisions are consistent with current statutory requirements, standards and guidelines.	Legislation/ Best practice	**Active transport/streetscape overlay code:** Consider including a new Active Transport/Streetscape overlay code based on the Active Transport Strategy, and subject to funding, the Mary to Bay Rail Trail alignment, to ensure that adjoining development integrates with the facilities and addresses footpath/streetscape design issues. All overlay codes and maps need to be updated to integrate the SPP July and associated mapping layers.

Part 9 – Development codes

The planning scheme's development codes provide the assessment benchmarks or criteria used for assessing particular types of uses and forms of development. The planning scheme has been specifically designed to provide a performance-based approach to development assessment. An acceptable outcome represents one way only of complying with a corresponding performance outcome. An applicant may propose an alternative way of complying with a performance outcome.

The following are the use codes for the planning scheme:

- Business uses code;
- Caretaker's accommodation code;
- Community activities code;
- Dual occupancy code;
- Dwelling house code;
- Extractive industry code;
- Home based business code;
- Industry uses code;
- Market code;
- Multi-unit residential uses code;
- Nature-based tourism code;
- Relocatable home park and tourist park code;
- Residential care facility and retirement facility code;
- Rural uses code;
- Sales office code;

- Service station code;

- Telecommunications facility code; and

- Utility installation code.

The following are the other development codes for the planning scheme:

- Advertising devices code;

- Landscaping code;

- Reconfiguring a lot code;

- Transport and parking code;

- Vegetation management code;

- Works, services and infrastructure code; and

- Ship-sourced pollutants reception facilities in marinas code.

  Each development code identifies the following:

- the application of the code;

- the purpose of the code;

- the overall outcomes that achieve the purpose of the code; and

- the assessment benchmarks (performance outcomes and acceptable outcomes).

It is no longer mandatory for codes to be in a table format. The format of codes must however clearly demonstrate the relevant assessment benchmarks and it must be clear when the code applies. It is recommended however, that the following principles should be used is drafting development codes:

- Overall outcomes to align with the strategic framework;

- Performance outcomes to align with the overall outcomes; and

- Acceptable outcomes to align with the performance outcomes.

If an acceptable outcome cannot be drafted that applies in almost all circumstances, the performance outcome should be relied on and no acceptable outcome provided.

PART 9: AUDIT PRINCIPLE	SOURCE	COMMENT
9(a) Use and development codes are drafted to ensure: • Overall outcomes align with the strategic framework; • Performance outcomes align with the overall outcomes; • Acceptable outcomes align with all aspects of the performance outcomes.	Drafting a Planning Scheme - Guidance for local governments (p7)	The use and development codes require review to ensure that: • Overall outcomes align more closely with the strategic framework; • Performance outcomes align with the overall outcomes; • Acceptable outcomes, if included, align with all aspects of the performance outcomes - if an acceptable outcome cannot be drafted that applies in almost all circumstances the performance outcome should be relied upon and no acceptable outcome provided.
9(b) Provisions are drafted to be: (i) accountable – based on sound evidence base;	Drafting a Planning Scheme - Guidance for local	A review of the use and development codes has indicated that they require further review to improve clarity of required outcomes and deliver better development outcomes.

PART 9: AUDIT PRINCIPLE	SOURCE	COMMENT
(ii) clear and unambiguous; (iii) delivering good development outcomes.	governments (p7)	
9(c) Provisions are responsive to future trends and directions	Drafting a Planning Scheme - Guidance for local governments (p7)	The use and development codes need to be updated to align with new trends identified in the KPMG report (e.g. "salt and pepper" review of density).
9(d) Provisions are consistent with current statutory requirements, standards and guidelines	Legislation/ Best practice	The use and development codes need to be updated be consistent with statutory requirements, standards and guidelines. **Reconfiguring a lot code, Transport and parking code and Works, services and infrastructure code**: It is recommended that these codes be amended to align with the PR, Schedule 12A which requires that certain types of reconfiguration a lot supports convenient and comfortable walking for transport, recreation, leisure and exercise in the locality of the lot with provisions regarding maximum length of blocks; street trees; footpaths; parks and other areas of open space. **Reconfiguring a lot code, Transport and parking code and Works, services and infrastructure code:** It is recommended that these codes be amended to align with the PR, Schedule 12A – walkable neighbourhoods and to address small lot subdivisions including seeking a mix of lot sizes and avoidance of a concentration of small lots in any one area; **Transport and parking code and Works, services and infrastructure code:** These codes should be reviewed to ensure alignment with the Active Travel Strategy. **Relocatable home park and tourist park code:** This code should be amended to address the guiding principles of the Recreational Vehicle Strategy 2019 and Camping Options Strategy 2019. It is also noted that this code needs to be updated to reflect more contemporary guidance rather than Good Design for Caravan Parks and Relocatable Home Parks 1998. **Dwelling house code and Works, services and infrastructure code:** These codes should be amended to address the findings from the On-Site Sewerage Facility Risk and Strategy 2019. Additionally, updating requirements in

PART 9: AUDIT PRINCIPLE	SOURCE	COMMENT
		relation to issues relating to building heights, small lot subdivisions, etc.

Part 10 – Other plans – Not currently applicable to Fraser Coast Planning Scheme

Part 10 of local government planning schemes typically contains plans that apply to certain parts of the local government area to which the planning scheme does not apply and in which development is managed and assessed under plans prepared under other legislation, e.g. development schemes for priority development areas declared under the *Economic Development Act 2012*. This is not relevant to the Fraser Coast Regional Council area at the current time.

Schedule 1 – Definitions

A local government planning scheme is required to adopt the use terms and definitions in Schedule 3 (and Schedule 24) of the PR and either adopt or maintain consistency with the administrative terms and definitions in Schedule 4 of the PR.

AUDIT PRINCIPLE	SOURCE	COMMENT
S1(a) Administration and use definitions are consistent with the PR (Schedules 3, 4 and 24).	PR	The planning scheme definitions in Schedule 1 have been aligned to the PR definitions. Any future review should maintain this consistency.

Schedule 2 – Mapping

All maps (including strategic framework maps) should be linked to cadastre. All proponents of development can be expected to seek to determine strategic framework categories for their site.

For zoning maps, the specified zones and colours as per the PR, Schedule 2 are to be used. Split zonings on the same property should be avoided where possible. Ensure the interpretation section of the scheme states what happens if/when multiple zonings do apply or if land/waterways are un-zoned (e.g. the feature takes on the adjoining zoning).

AUDIT PRINCIPLE	SOURCE	COMMENT
S2(a) All maps (including strategic framework maps) should be linked to cadastre.	Best Practice	Strategic framework maps need to be reviewed to provide further insets for major centres and villages so that the categories applying to sites can be readily determined.
S2(b) Specified zones and colours as per the PR, Schedule 2 are to be used.	PR, Schedule 2	The zoning maps need to be reviewed to ensure consistency with the PR, Schedule 2 – Zones for local planning instruments – Column 3 – RGB Colour.

Schedule 3 – Local government infrastructure plan mapping and tables

Refer to comments provided under Part 4 – Local government infrastructure plan above.

Schedule 4 – Notations under the Planning Act 2016

No comments – requires existing content to be rolled-over into any new scheme and:

- any additional decisions affecting the planning scheme that are required to be noted under the PA, section 89 added to Table SC4.1.1 (development approvals substantially inconsistent with the planning scheme, variation approvals given, and superseded planning scheme requests agreed to);
- any new infrastructure charges resolution made by Council noted in Table SC4.2.1; and
- any premises registered against urban encroachment under the PA, section 267 added to Table SC4.3.1.

Schedule 5 – Designation of premises for development

No comments – requires existing content to be rolled-over into any new scheme and any new designation of premises for development of infrastructure required to be noted under the PA, section 42 added to Table SC5.1.

Schedule 6 – Planning scheme policies

Planning scheme policies (PSPs) support the planning scheme and provide information to assist in understanding and complying with planning scheme requirements (in particular, codes) and to identify information that may be required or requested to accompany a development application.

The planning scheme currently includes five PSPs. These are:

- SC6.2 - Planning scheme policy for the Heritage and neighbourhood character overlay code;
- SC6.3 - Planning scheme policy for development works;
- SC6.4 - Planning scheme policy for information that the Council may require;
- SC6.5 - Planning scheme policy for environmental and vegetation offsets; and
- SC6.6 - Planning scheme policy for the Urangan Harbour Master Plan.

(Note: SC6.1 is the index of PSPs).

SC6.2 - Planning scheme policy for the Heritage and neighbourhood character overlay code

The purpose of this PSP is to:

- provide advice about achieving outcomes in the Heritage and neighbourhood character overlay code; and
- identify information that may be required to support a development application where affecting a local heritage place, neighbourhood character area or demolition control area.

SC6.3 - Planning scheme policy for development works

This PSP has been prepared to, in effect, provide acceptable solutions to the performance outcomes for development works mentioned in the relevant planning scheme codes, including for: environmental requirements; earthworks; roads and pathways; stormwater; water supply and sewers; landscaping and embellishments; rehabilitation and revegetation; electrical, street lighting and telecommunications; design requirements and supporting documents; construction; procedures, testing and inspections; and bonding requirements. It identifies the relevant standards, policy documents and industry standards. It accepts alternative solutions in accordance with industry standards and the relevant planning scheme performance outcomes.

SC6.4 - Planning scheme policy for information that Council may require

This PSP identifies information that Council may require to inform the proper assessment of a development application. This PSP also provides advice and guidance about the circumstances where the following types of plans and reports may be required as well as the typical content to be included in such plans and reports:

- acid sulfate soils (ASS) investigation and management plan;
- acoustic assessment report;
- bushfire hazard assessment report and management plan;
- ecological assessment;
- flood hazard assessment and mitigation report;
- koala impact assessment report; and
- traffic impact assessment report.

SC6.5 - Planning scheme policy for environmental and vegetation offsets

The purpose of this PSP is to:

- provide advice about achieving outcomes in the Biodiversity areas, waterways and wetlands overlay code where any permanent, irreversible loss of identified ecological values or ecosystem function may occur;
- provide advice about achieving outcomes in the Vegetation management code where the loss of vegetation occurs; and
- identify information that may be required to support a development application where involving the restoration of an area/s of environmental significance, due to the loss of ecological values, ecosystem function and/or vegetation.

SC6.6 - Planning scheme policy for the Urangan Harbour Master Plan

The purpose of this PSP is to:

- provide a 30 year redevelopment vision to maximise land use opportunities in line with suitable land tenure of the Urangan Harbour and key surrounding areas;
- provide advice about achieving development and land use outcomes in the Urangan Harbour Master Plan sub-precincts as identified in Figure 6.2.18.A and Figure 6.2.18.B and Table 6.2.18 of the Mixed use zone code; and
- identify key attributes of and design outcomes for the relevant sub-precincts of the Urangan Harbour.

AUDIT PRINCIPLE	SOURCE	COMMENT
S6(a) Planning Scheme Policies should not regulate development but can provide guidance about how to address code provisions. If a matter is important or seeks to regulate development, it should be included in a code.	Best Practice	The PSPs should be reviewed to ensure that they do not regulate development, with provisions of a regulatory nature transferred into appropriate codes.

PERKINS PLANNING
Stage_2_Outcomes_Report_-_Perkins_Planning_-_Planning_Scheme_Review_Project_-_Council Review Version.12.2.21

Page 177

AUDIT PRINCIPLE	SOURCE	COMMENT
S6(b) Planning Scheme Policies should provide information on how to interpret or provide assessments on key scheme provisions.	Best Practice	The PSPs need to be amended to refer to: • refer to contemporary standards; • provide more detail and clarity for asset and engineering standards. New PSPs are required to provide further guidance on each of the following: • Bushfire management plans; • Ecological site assessments; • Environmental assessments and offsets; • Landscape work; • Site context and urban design; • Social and health impact assessment; and • Visual assessments. Water quality Preferably, this means creating separating PSPs rather than relying on the more general SC6.4 - Planning scheme policy for information that Council may require.