

Figure 5 Priority Infrastructure Area – PIA 005 - Tiaro

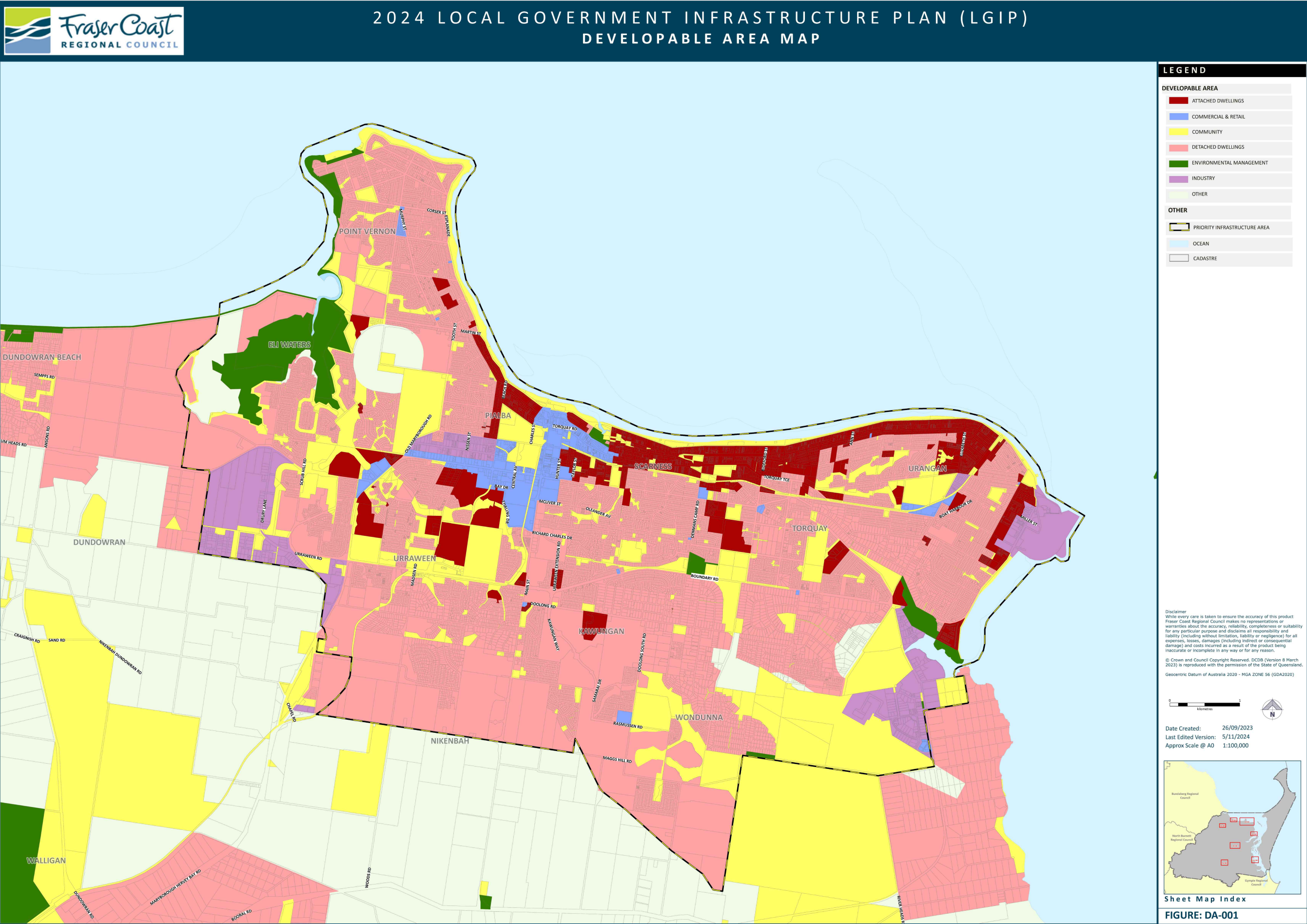
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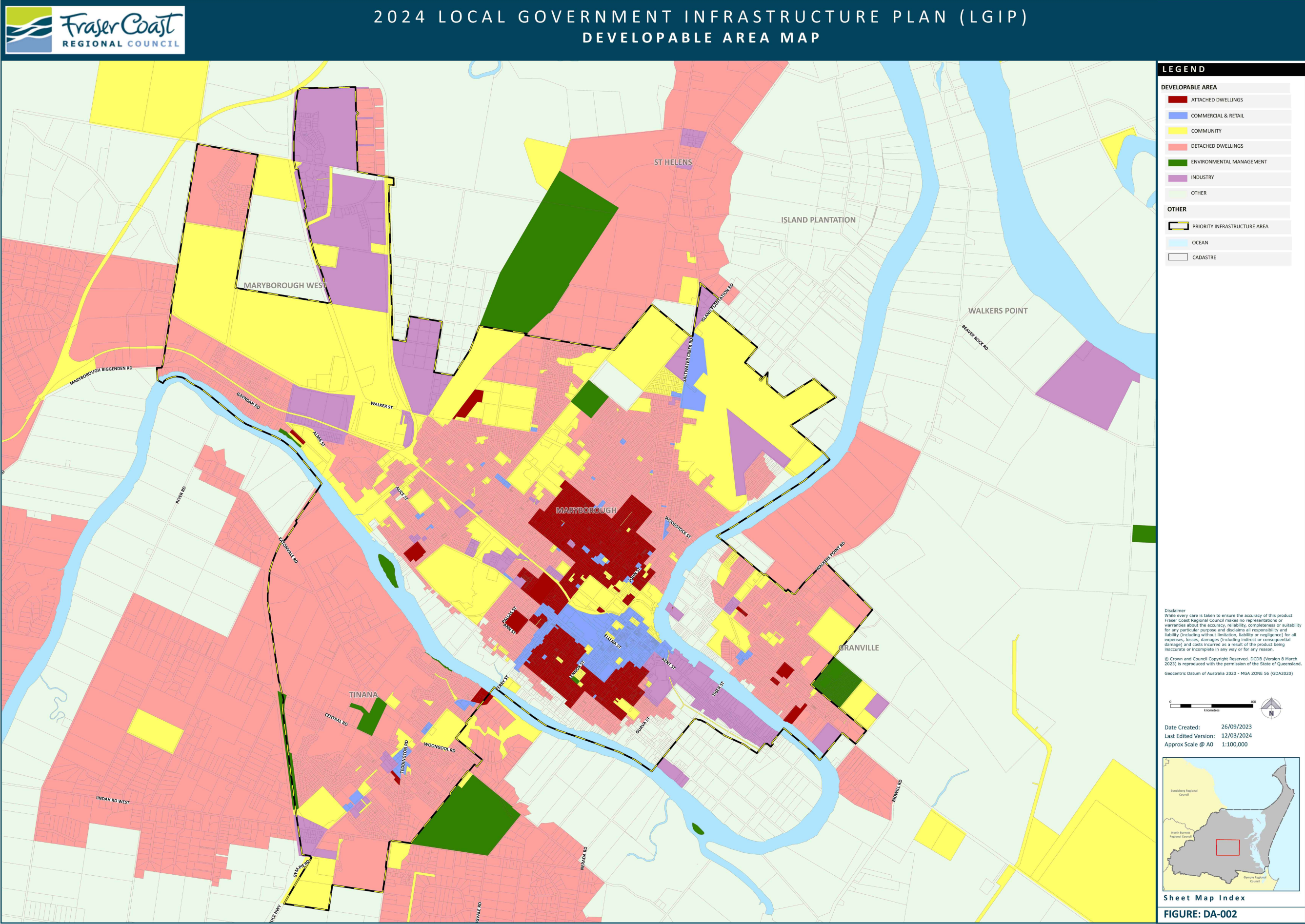
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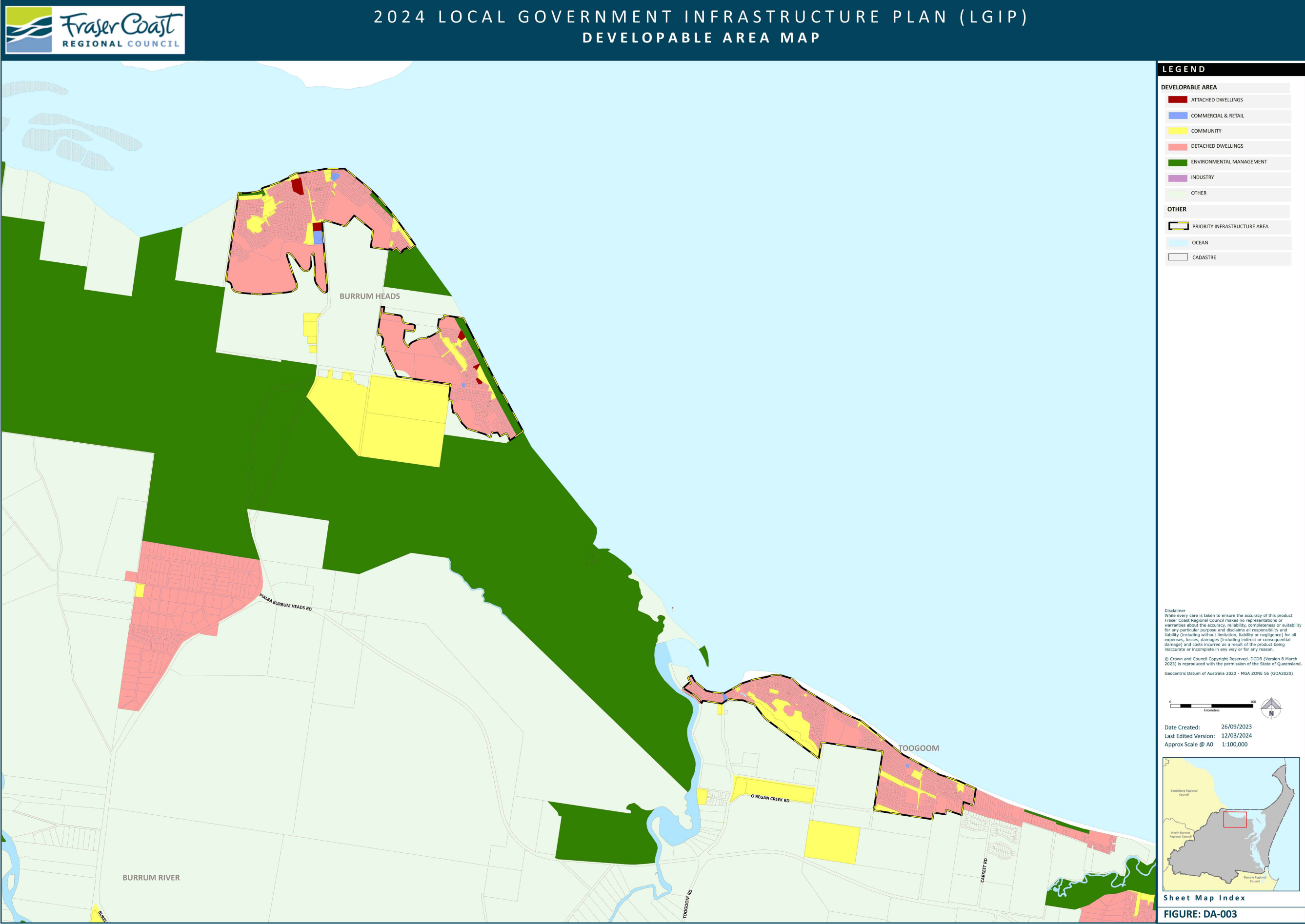
SC3.4 Plans for trunk infrastructure

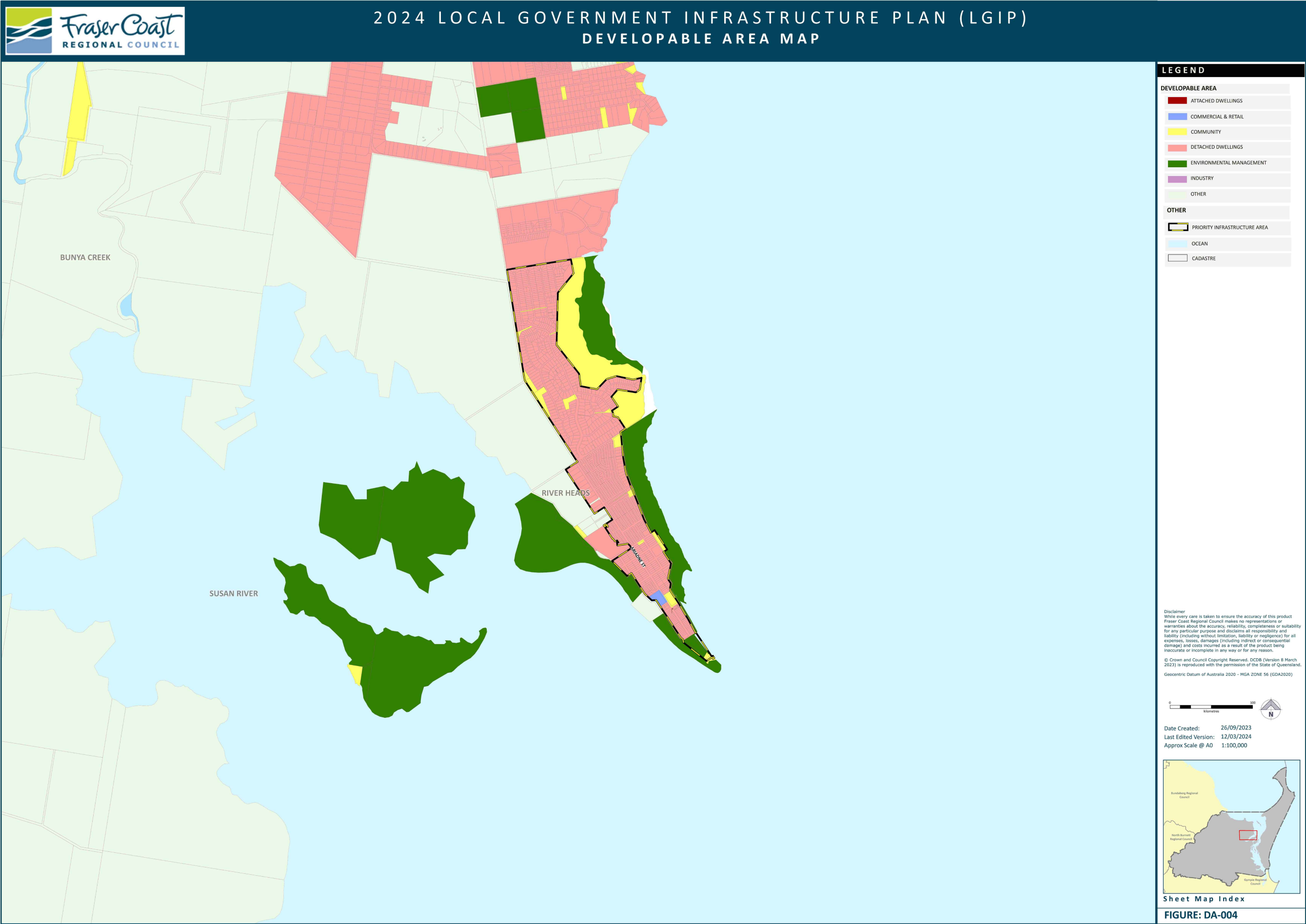
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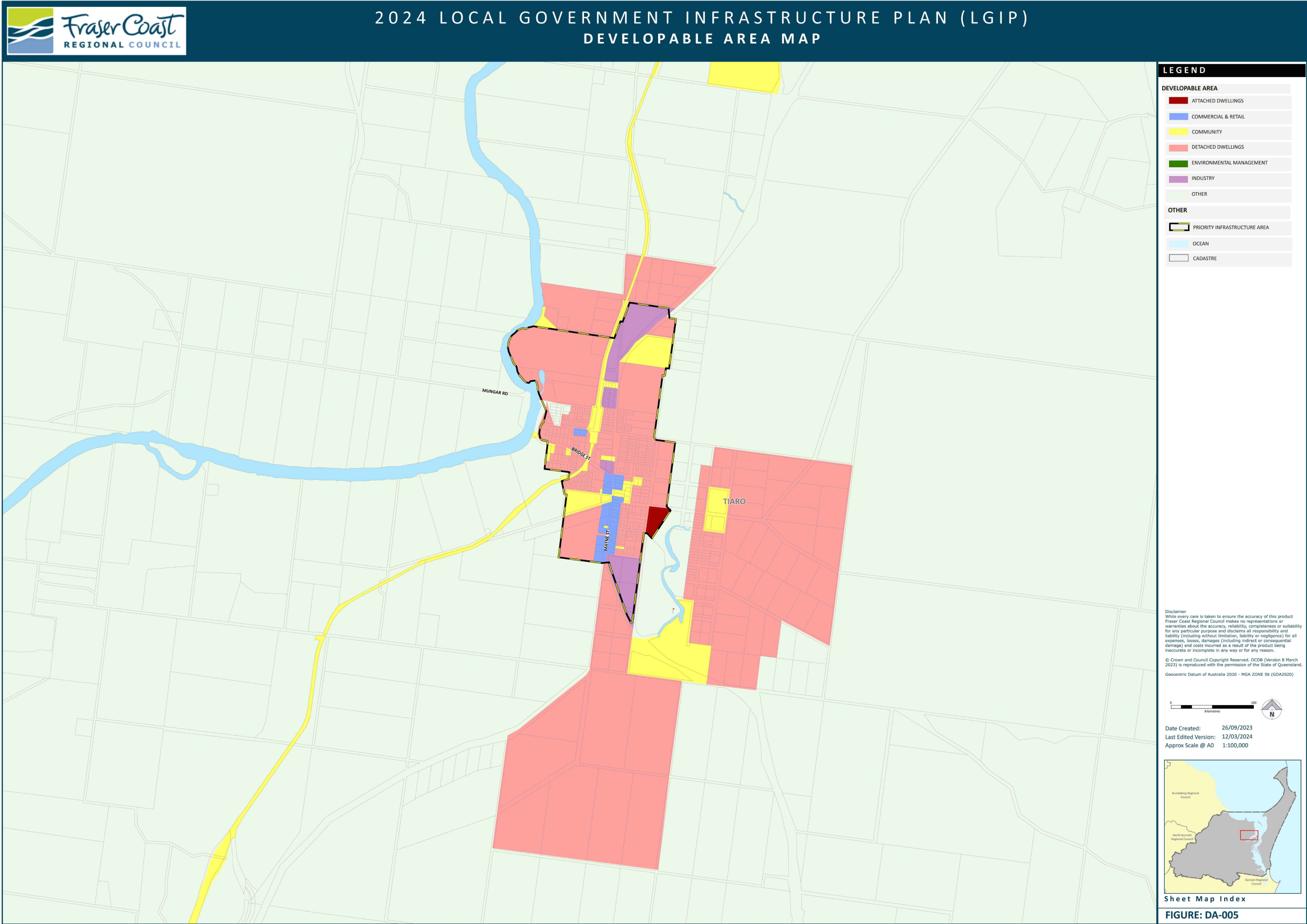
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DA-002	Developable areas – Maryborough	[link to PDF map]
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DA-004	Developable areas – River Heads	[link to PDF map]
DA-005	Developable areas – Tiaro	[link to PDF map]
DA-007	Developable areas – Howard	[link to PDF map]
WS-001	Trunk water infrastructure – Burrum Heads	[link to PDF map]
WS-002	Trunk water infrastructure – Toogoom	[link to PDF map]
WS-003	Trunk water infrastructure – Hervey Bay	[link to PDF map]
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WS-005	Trunk water infrastructure – River Heads	[link to PDF map]
WS-006	Trunk water infrastructure – Maryborough	[link to PDF map]
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W-001	Trunk sewer infrastructure – Burrum Heads	[link to PDF map]
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TRP-003	Trunk transport infrastructure – Hervey Bay	[link to PDF map]
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S-003	Trunk stormwater infrastructure – Hervey Bay	[link to PDF map]
S-006	Trunk stormwater infrastructure – Maryborough	[link to PDF map]
TP-001	Trunk pathway infrastructure – Burrum Heads	[link to PDF map]
TP-003	Trunk pathway infrastructure – Hervey Bay	[link to PDF map]
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TP-006	Trunk pathway infrastructure – Maryborough	[link to PDF map]
P-003	Trunk parks and land for community facilities – Hervey Bay	[link to PDF map]

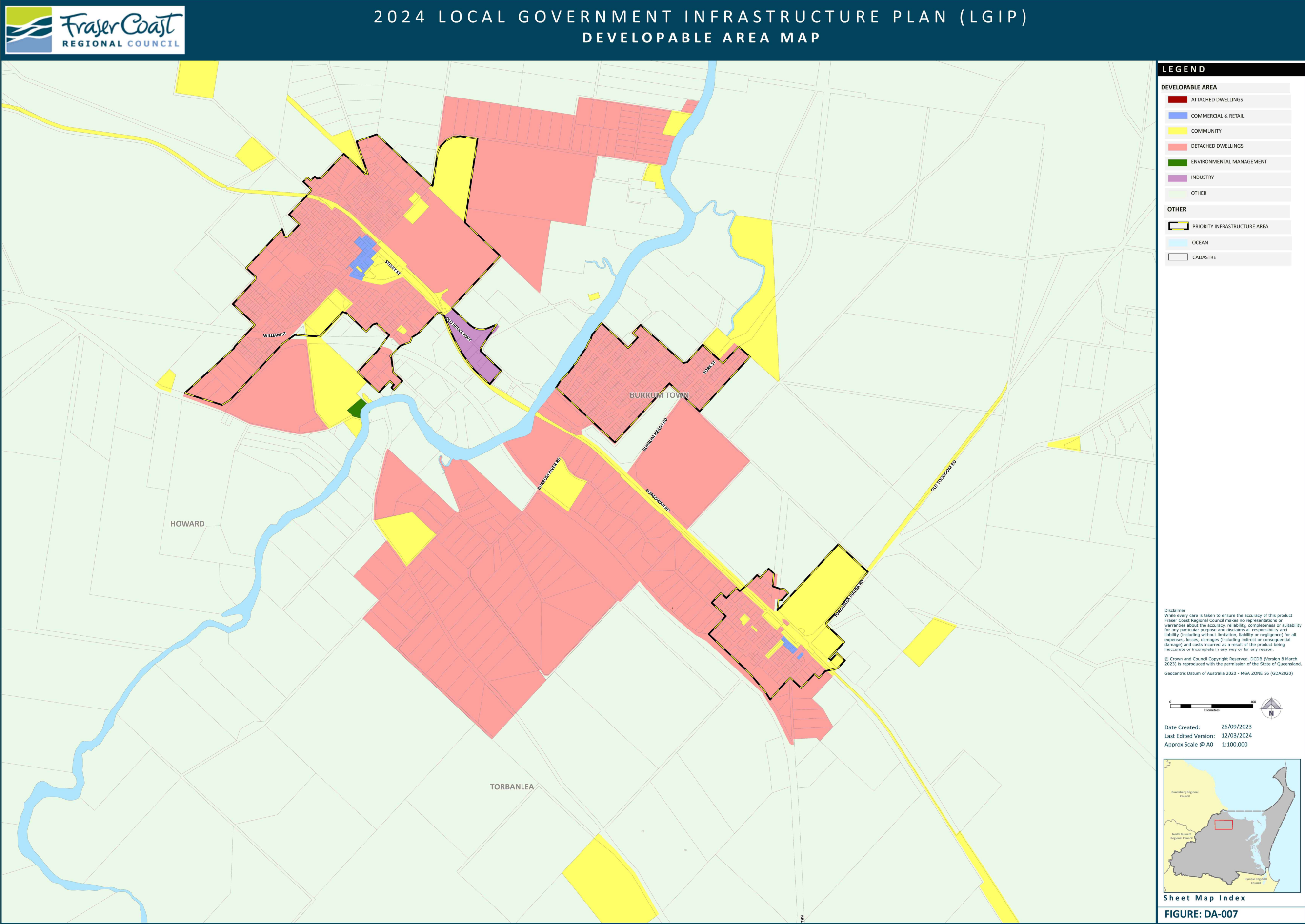


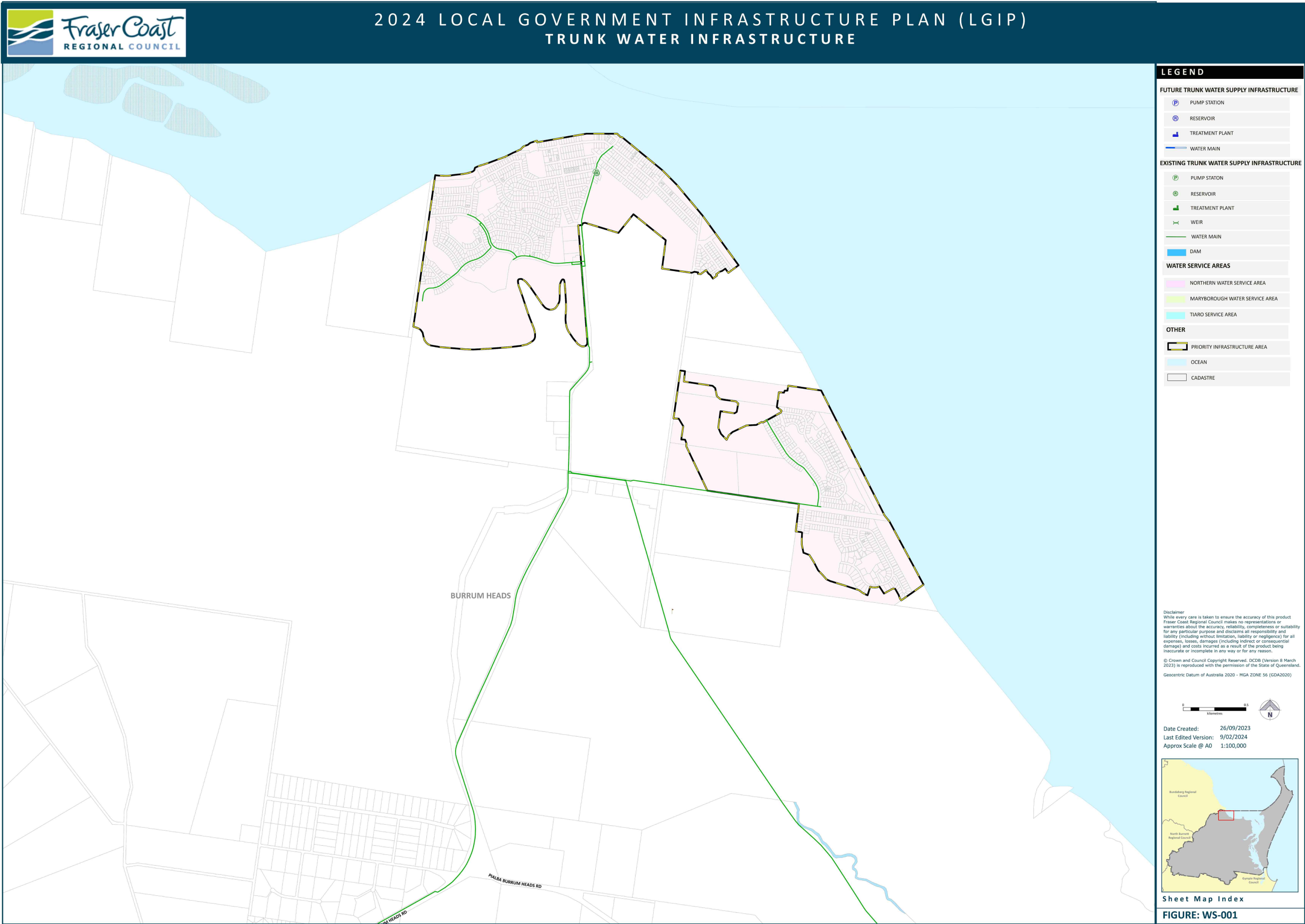


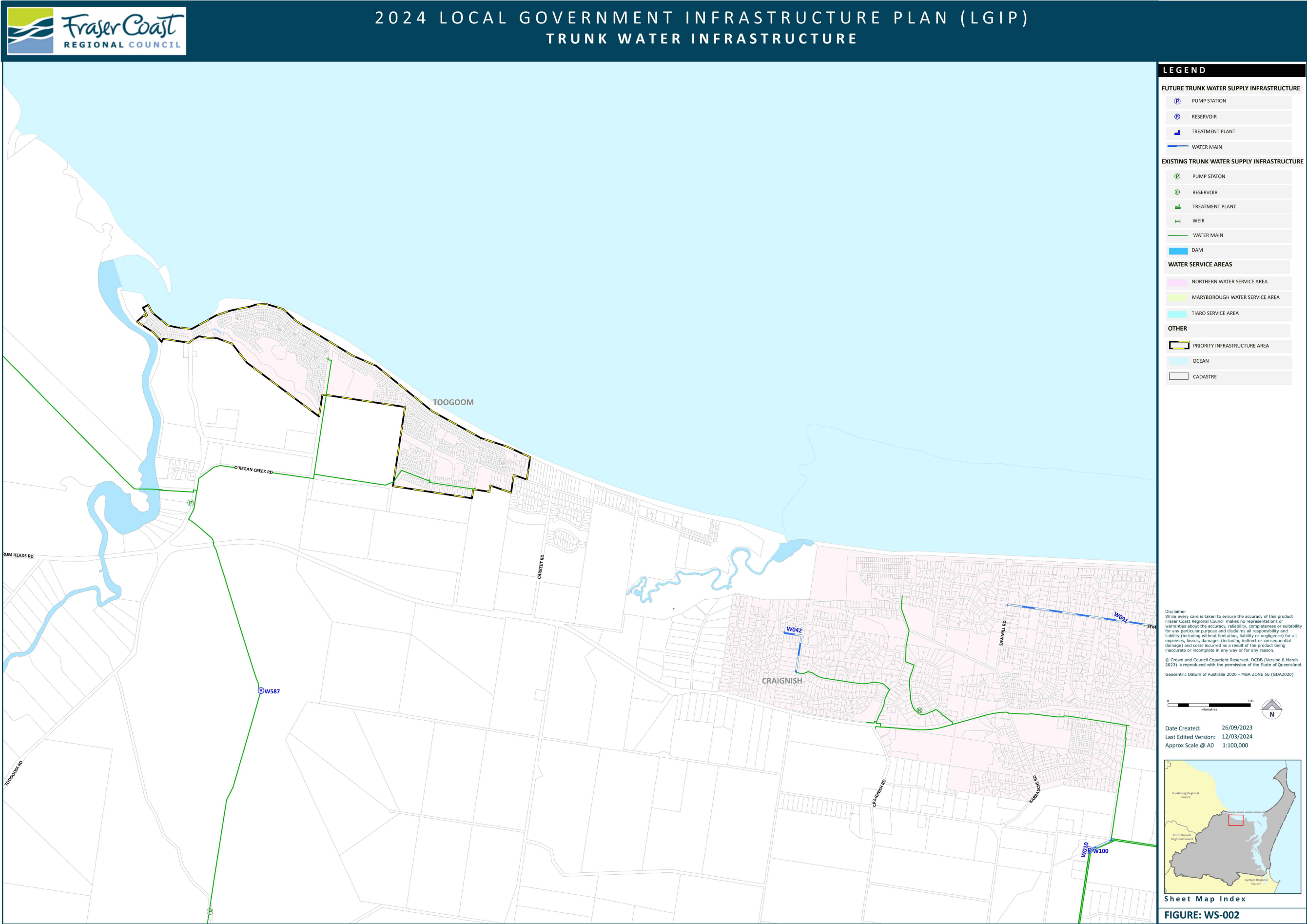


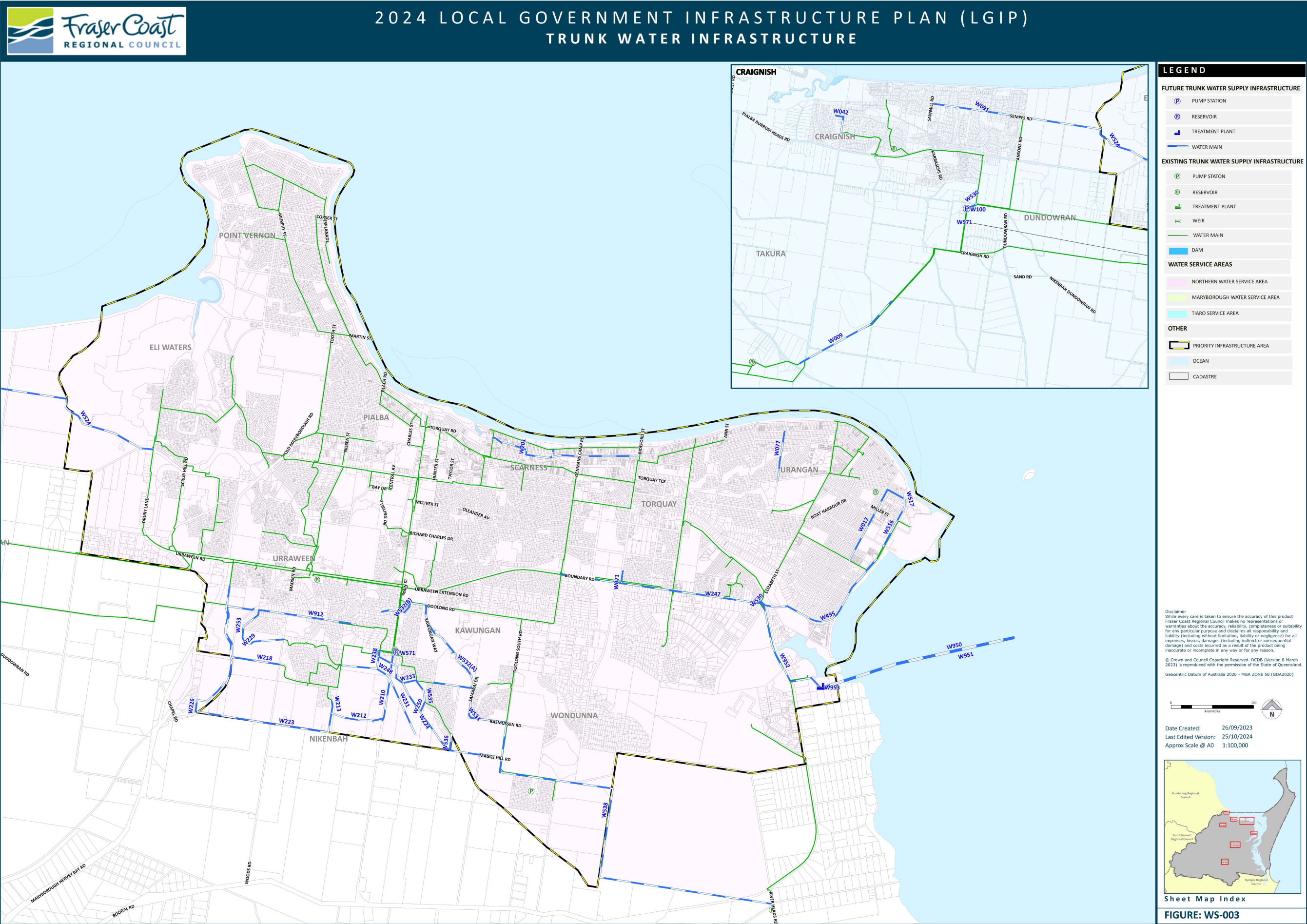


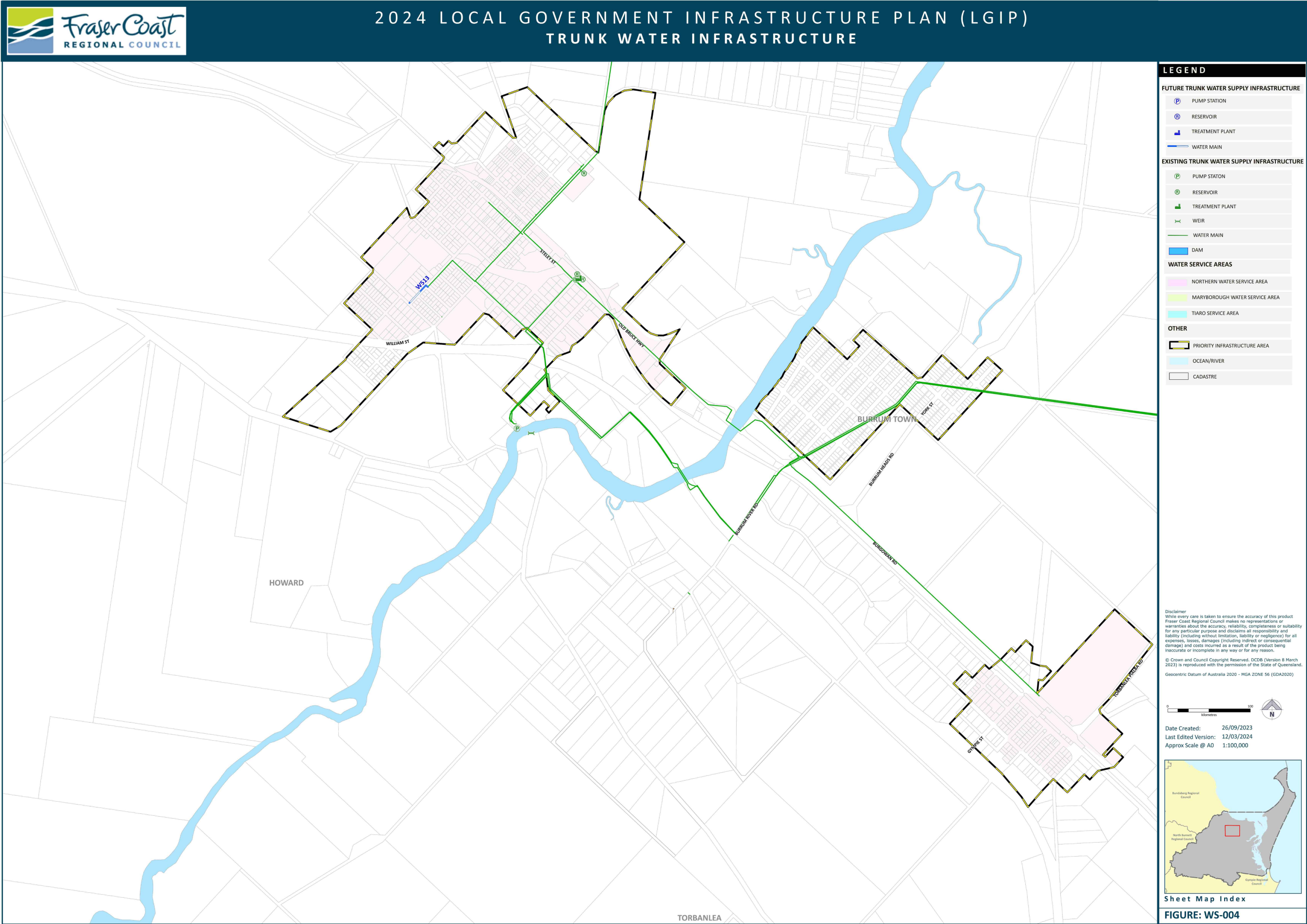


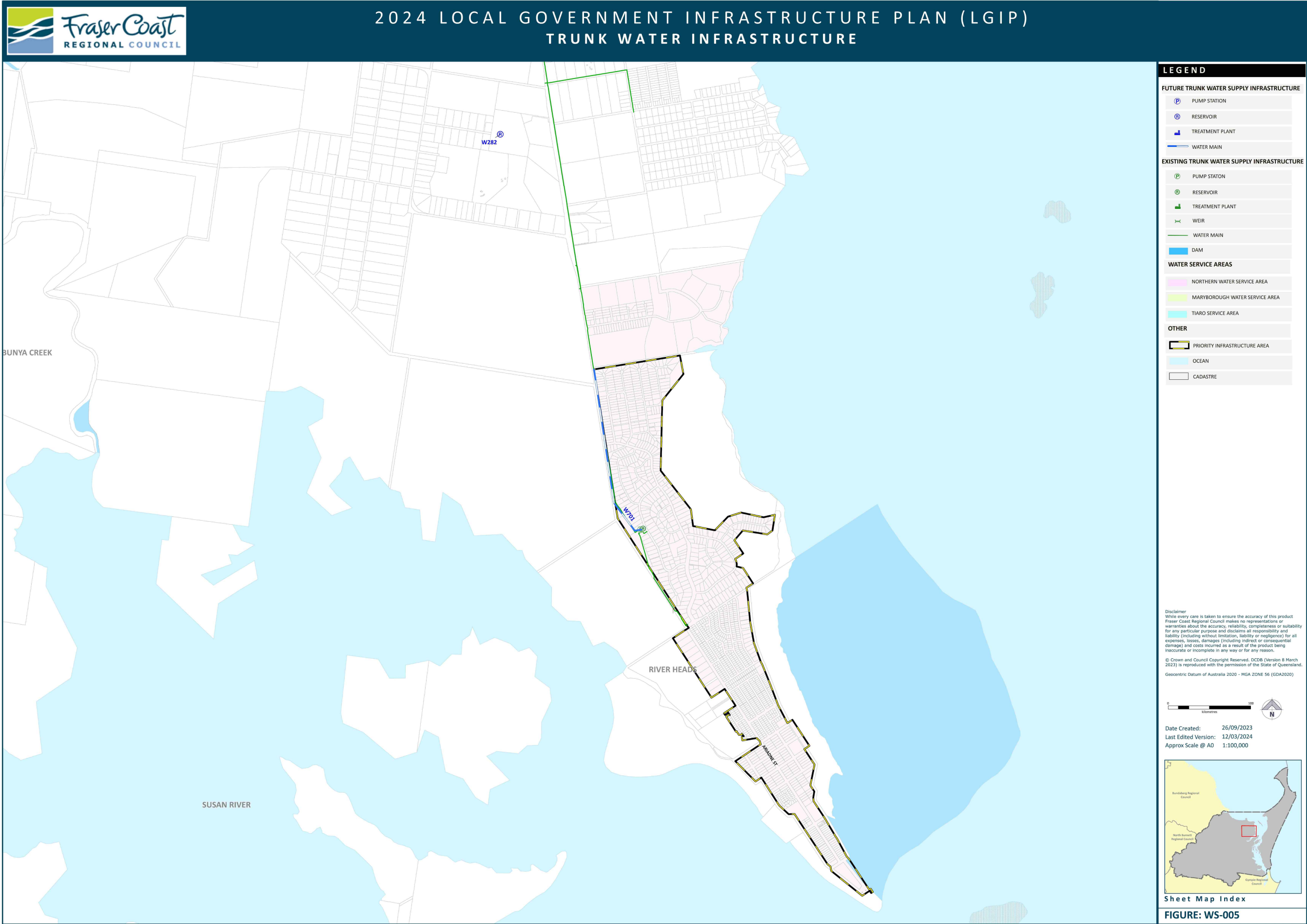


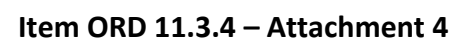


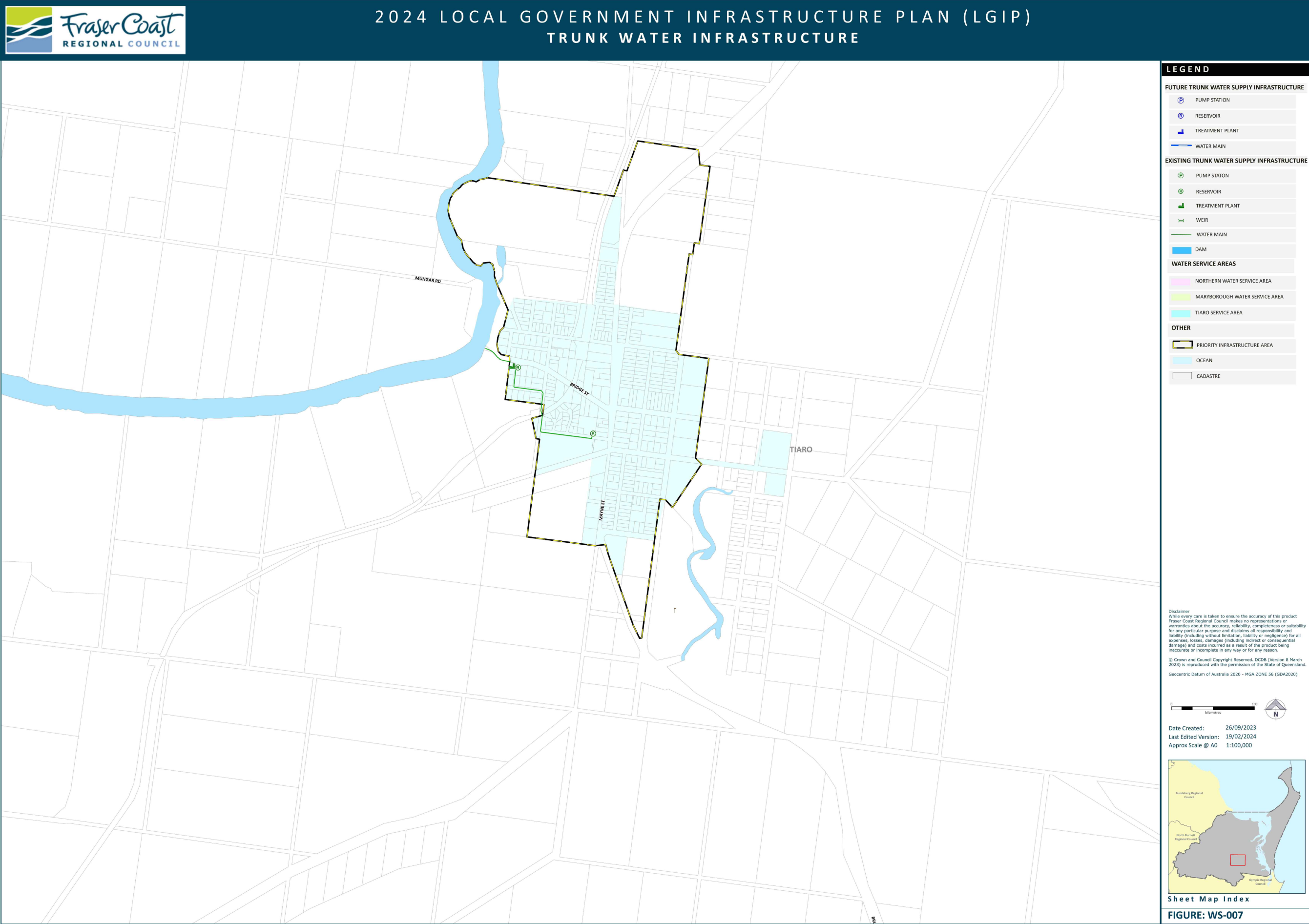


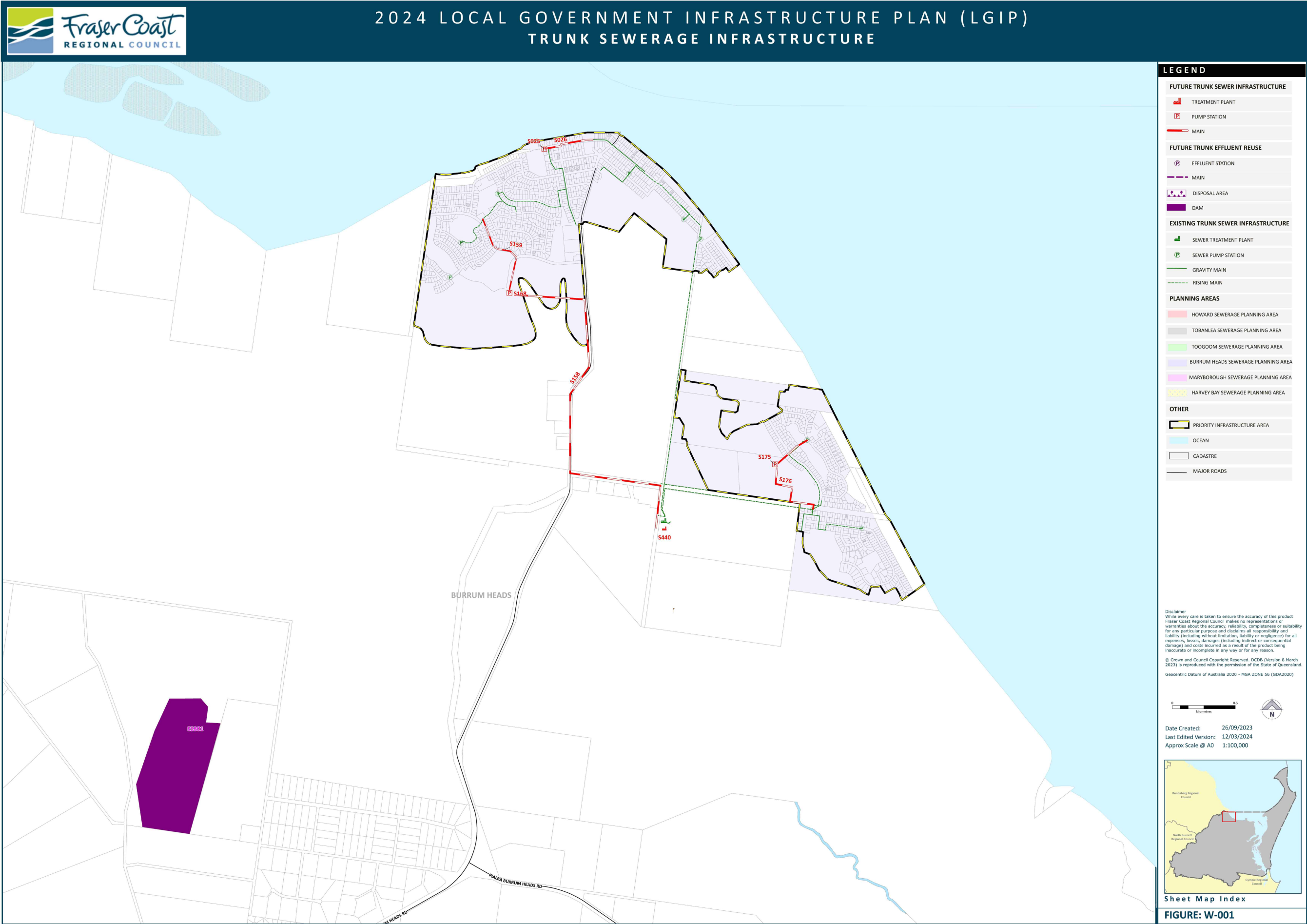




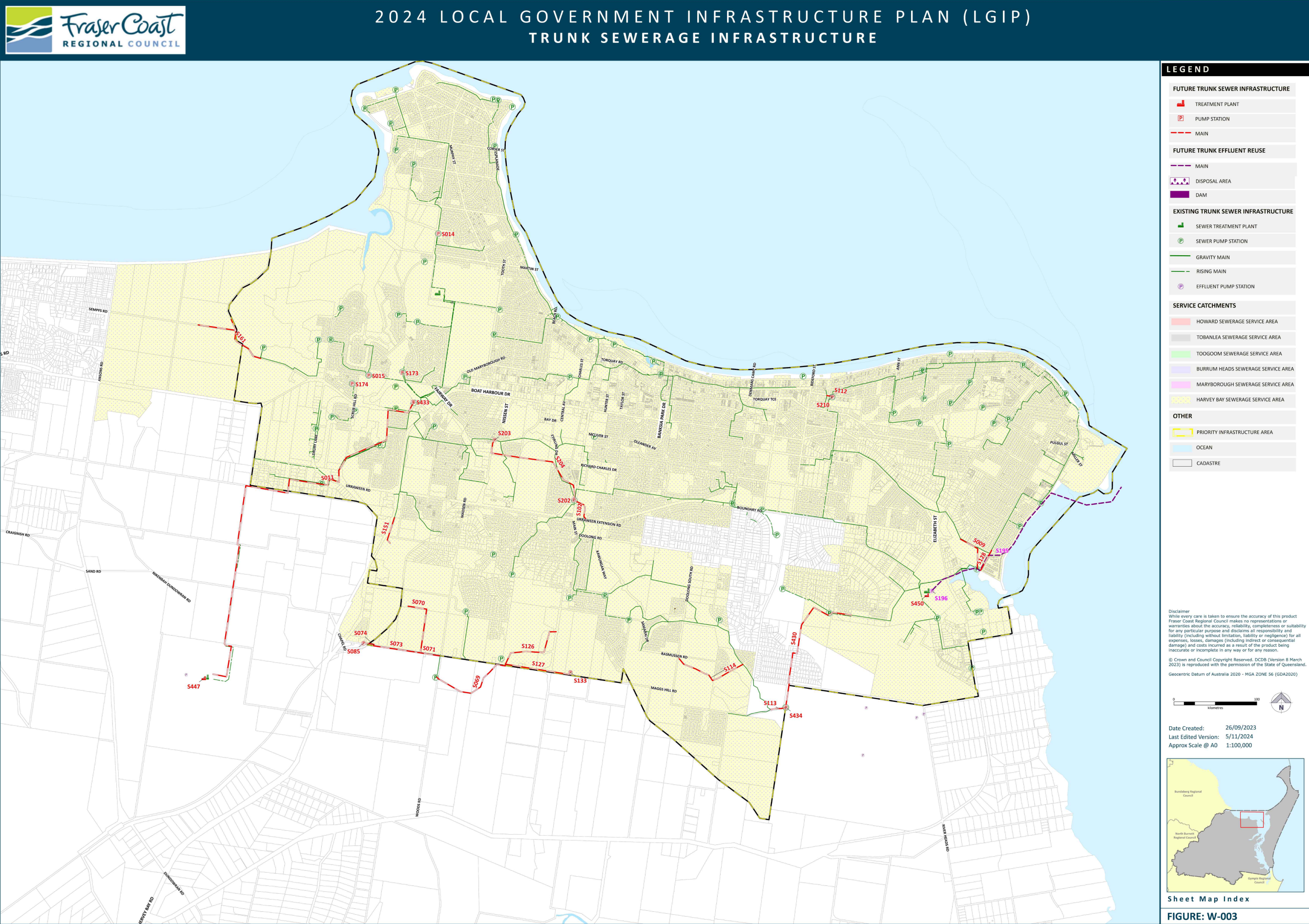


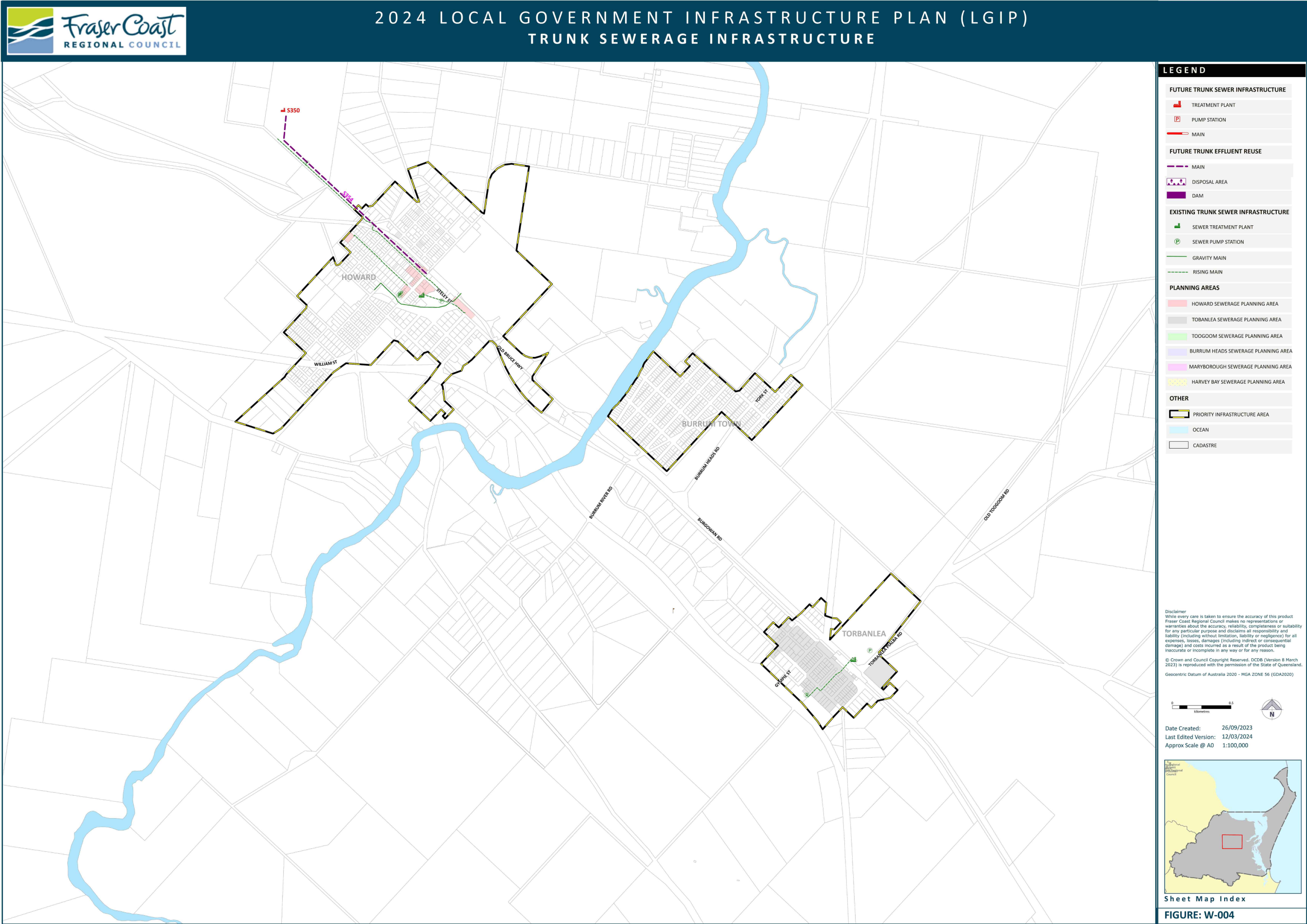


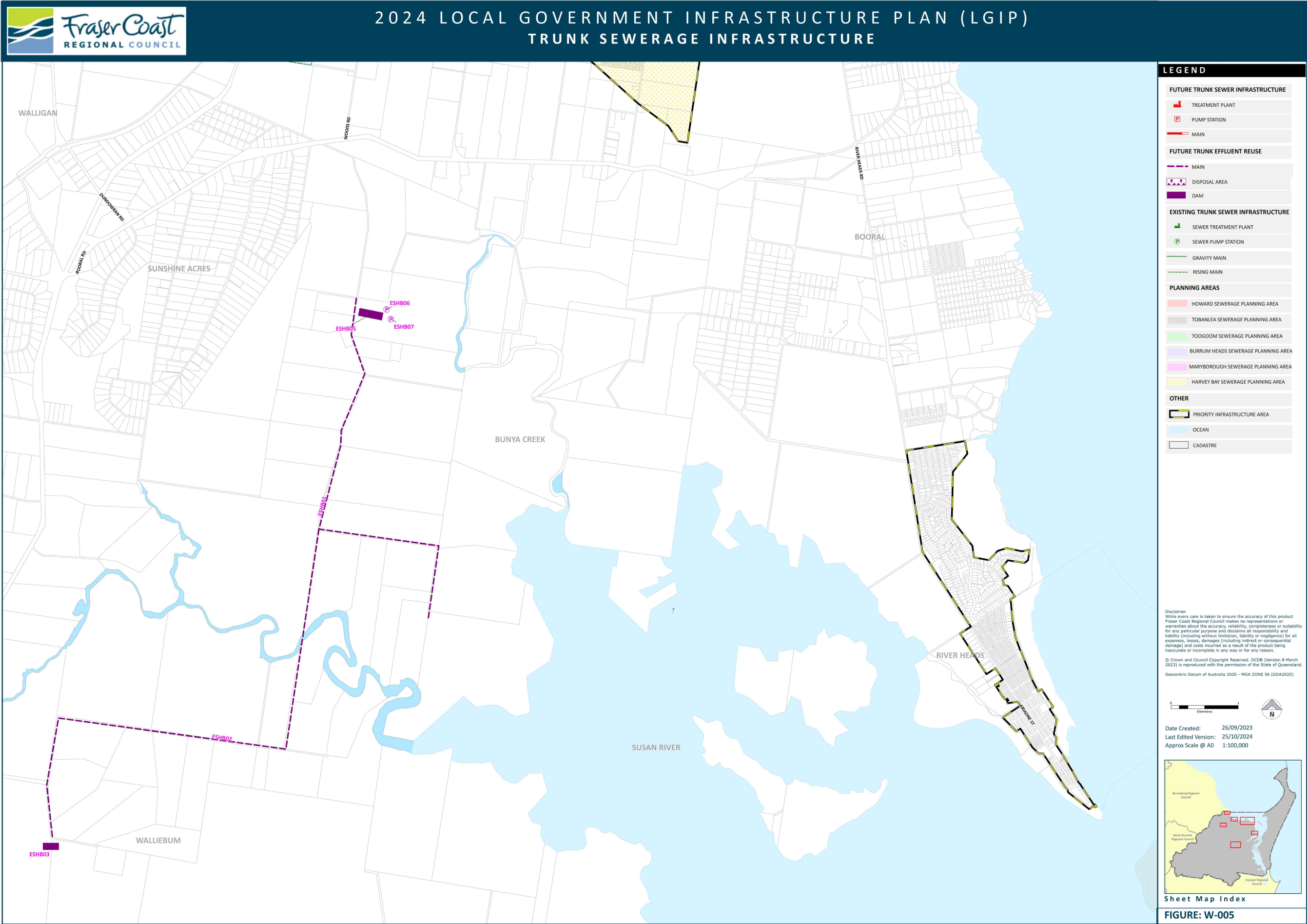


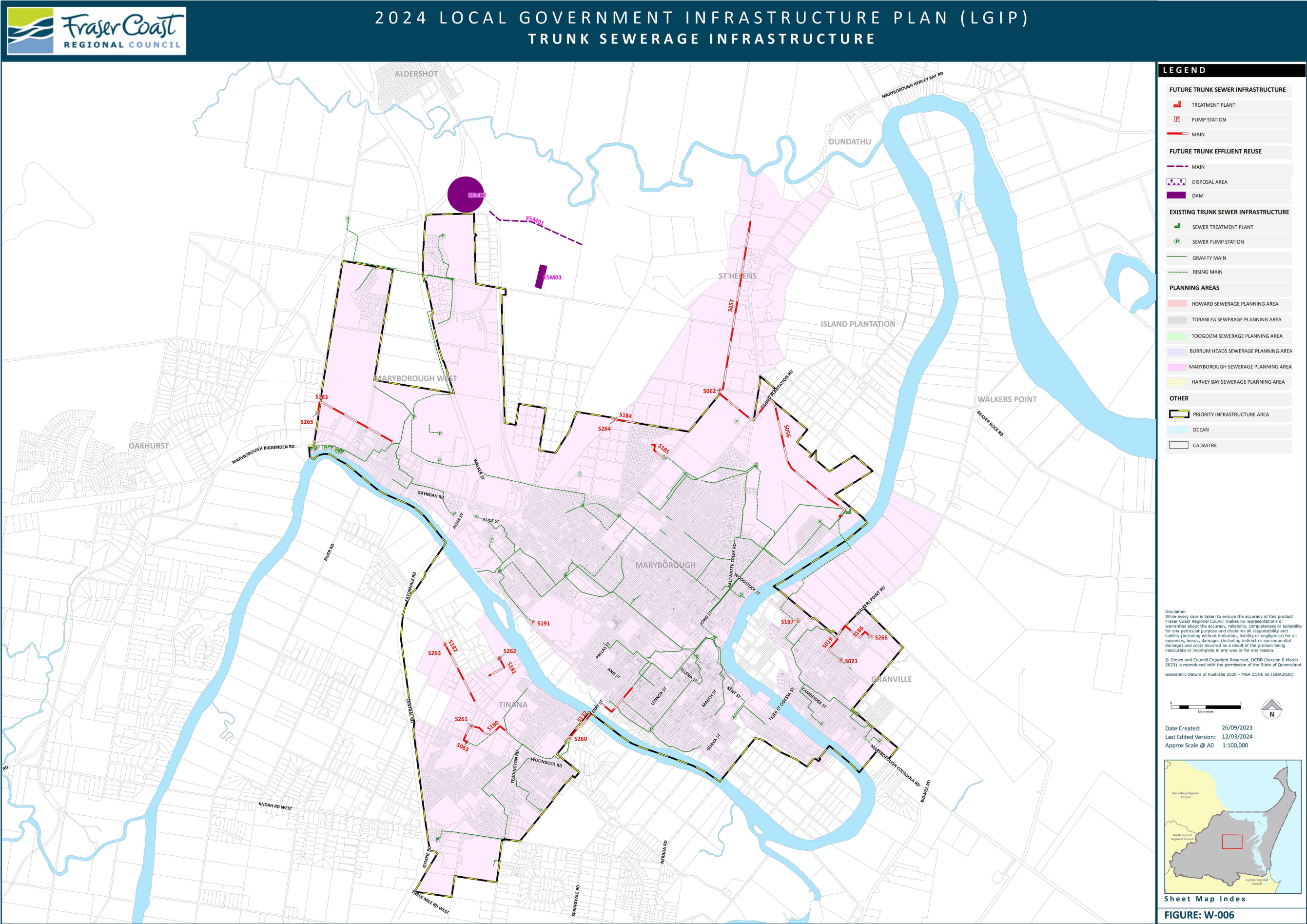


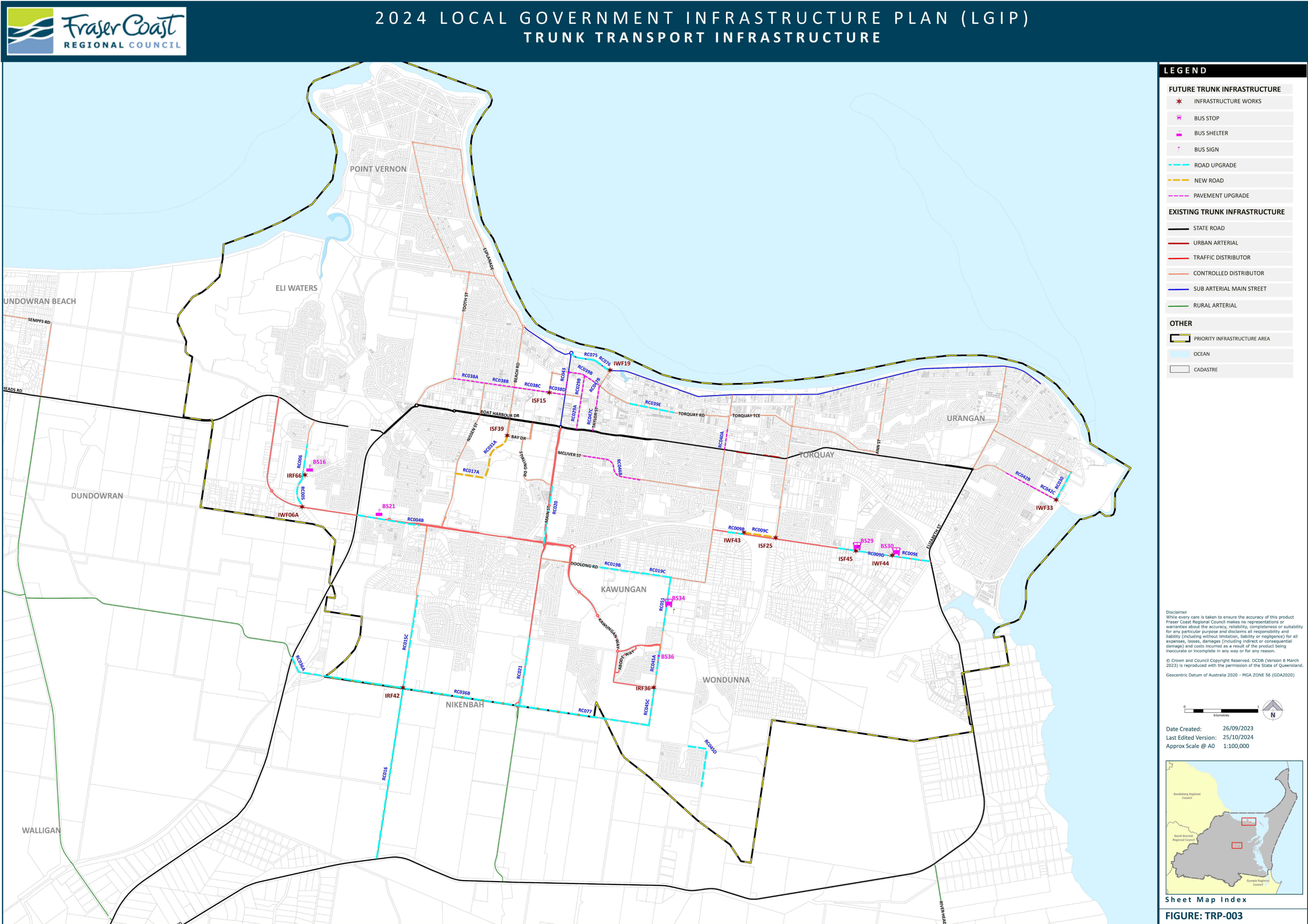


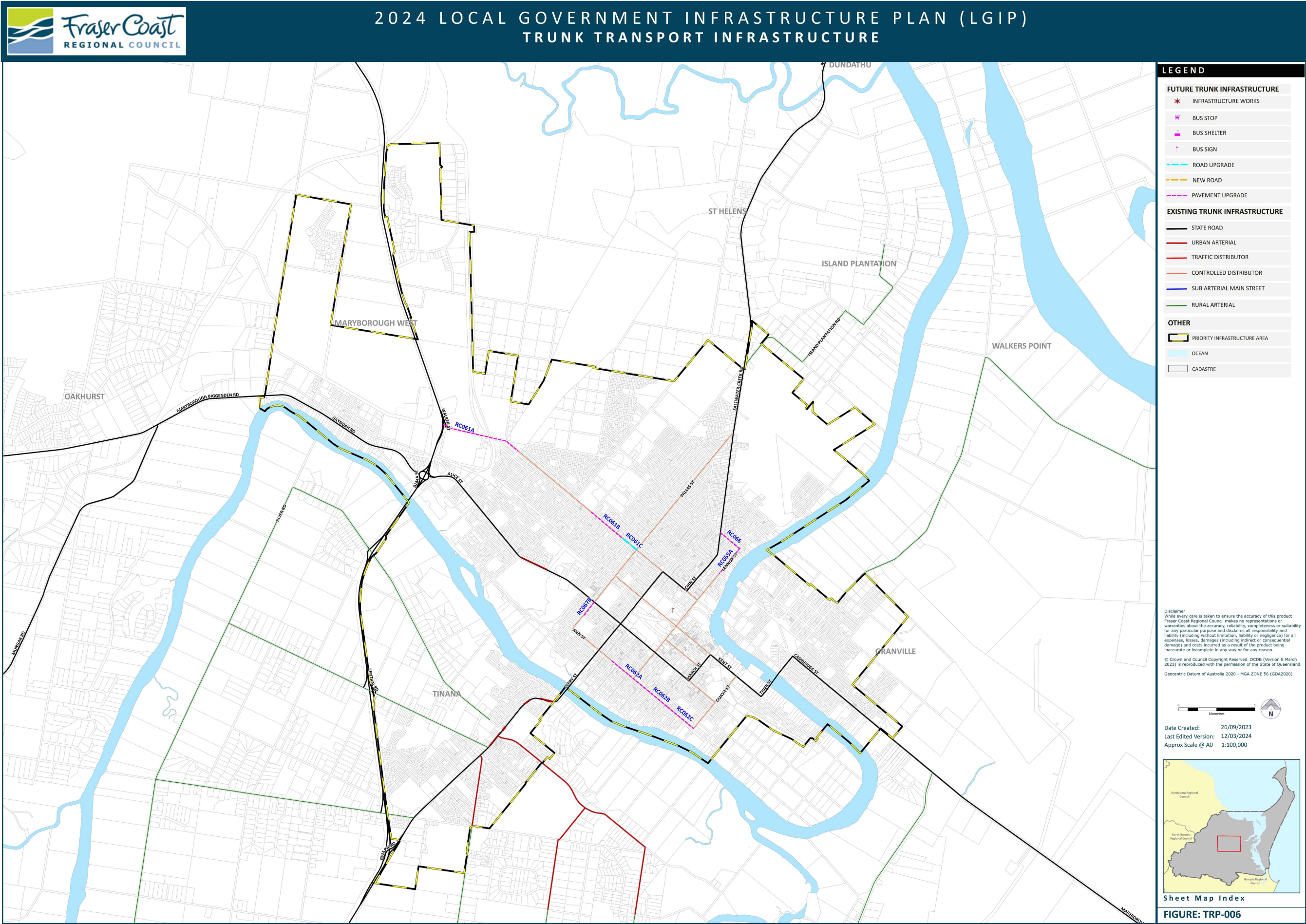


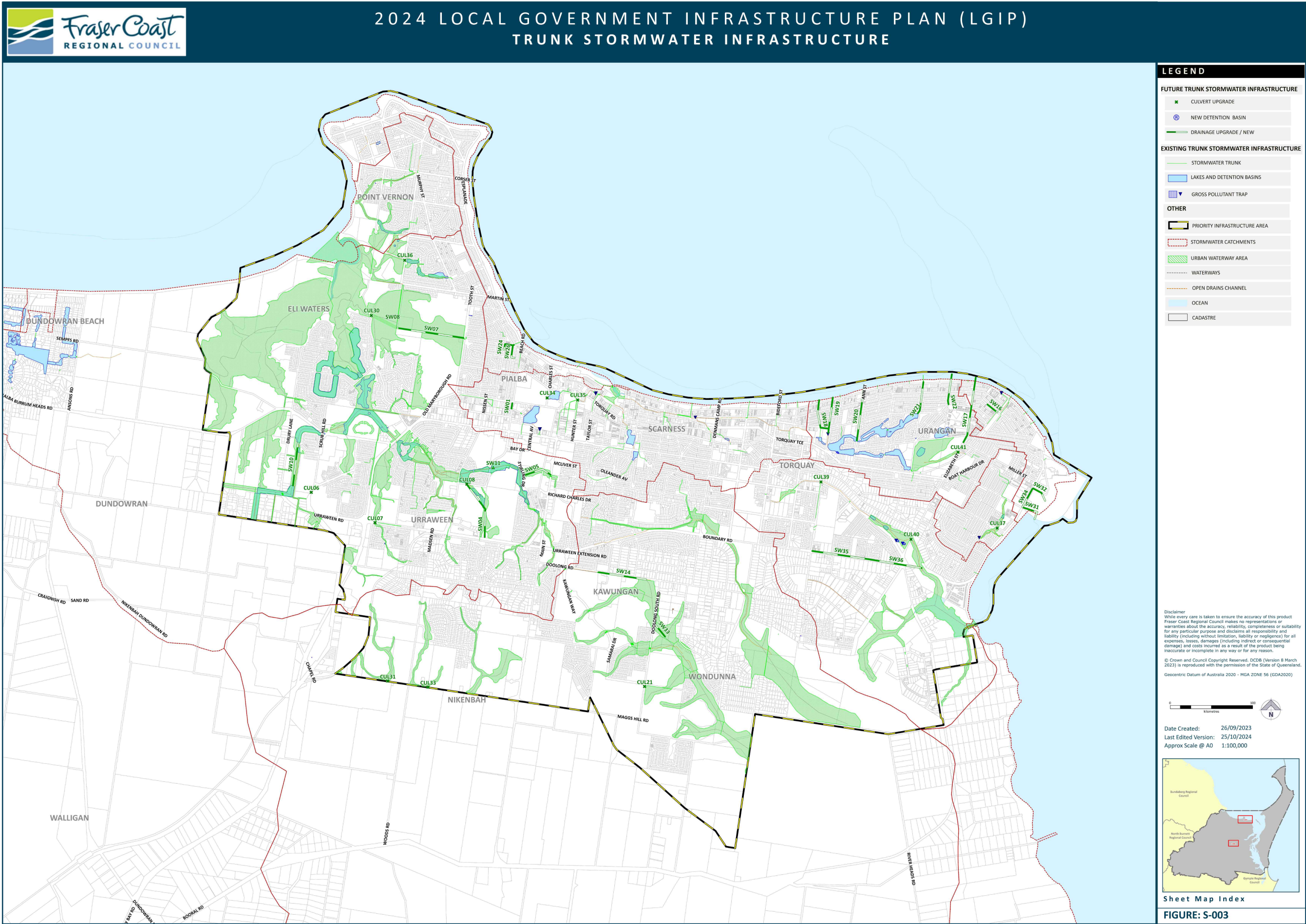


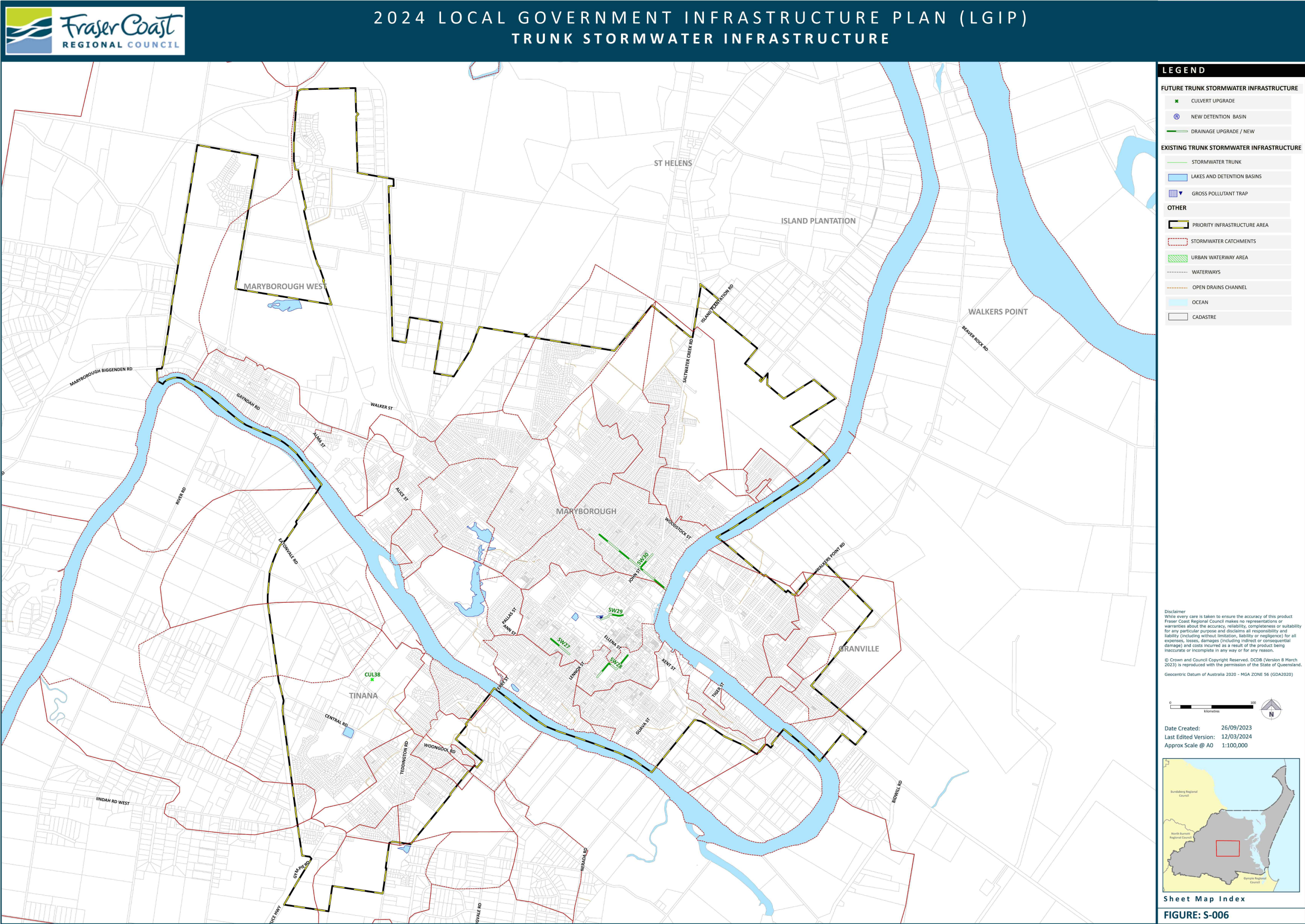




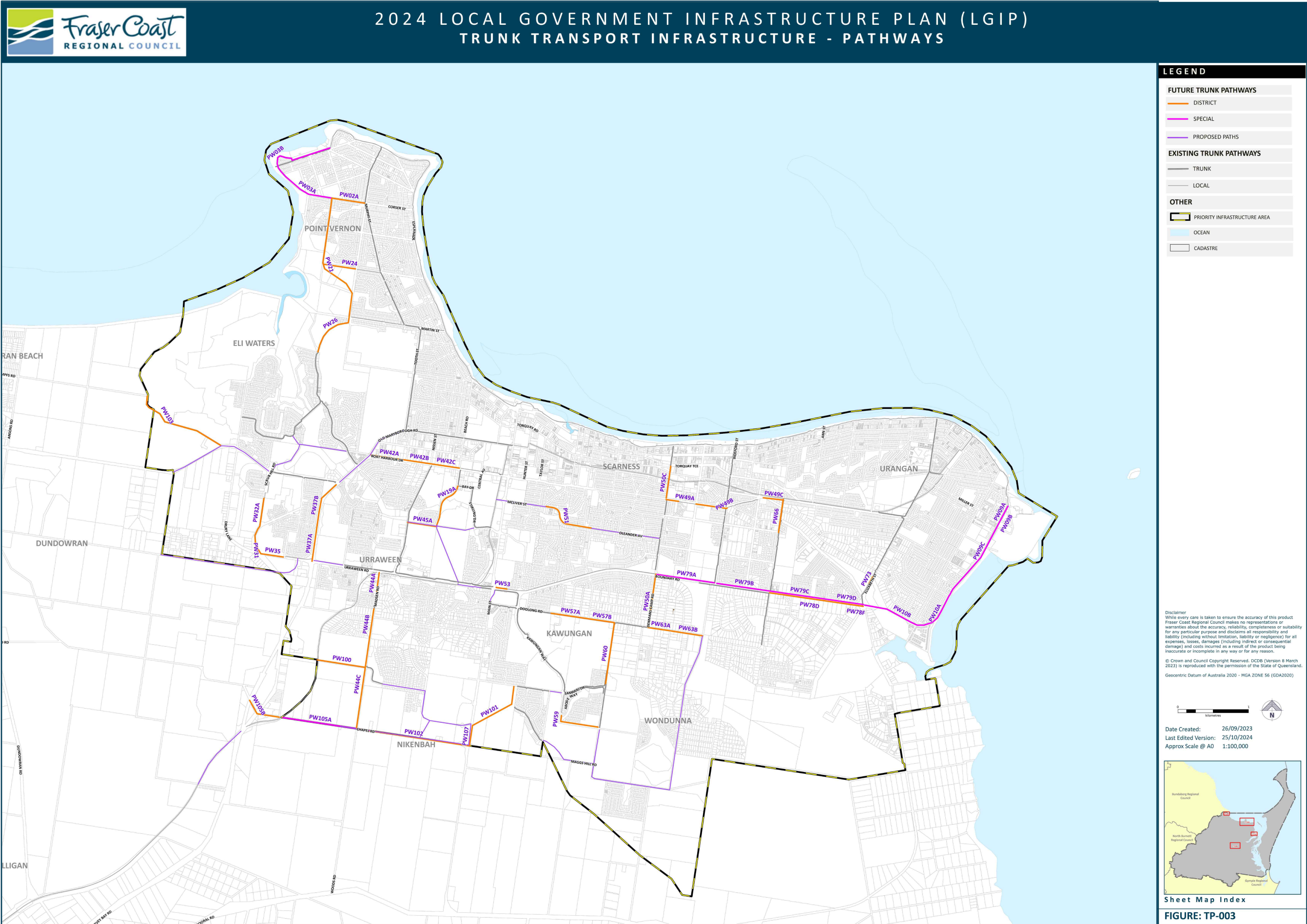


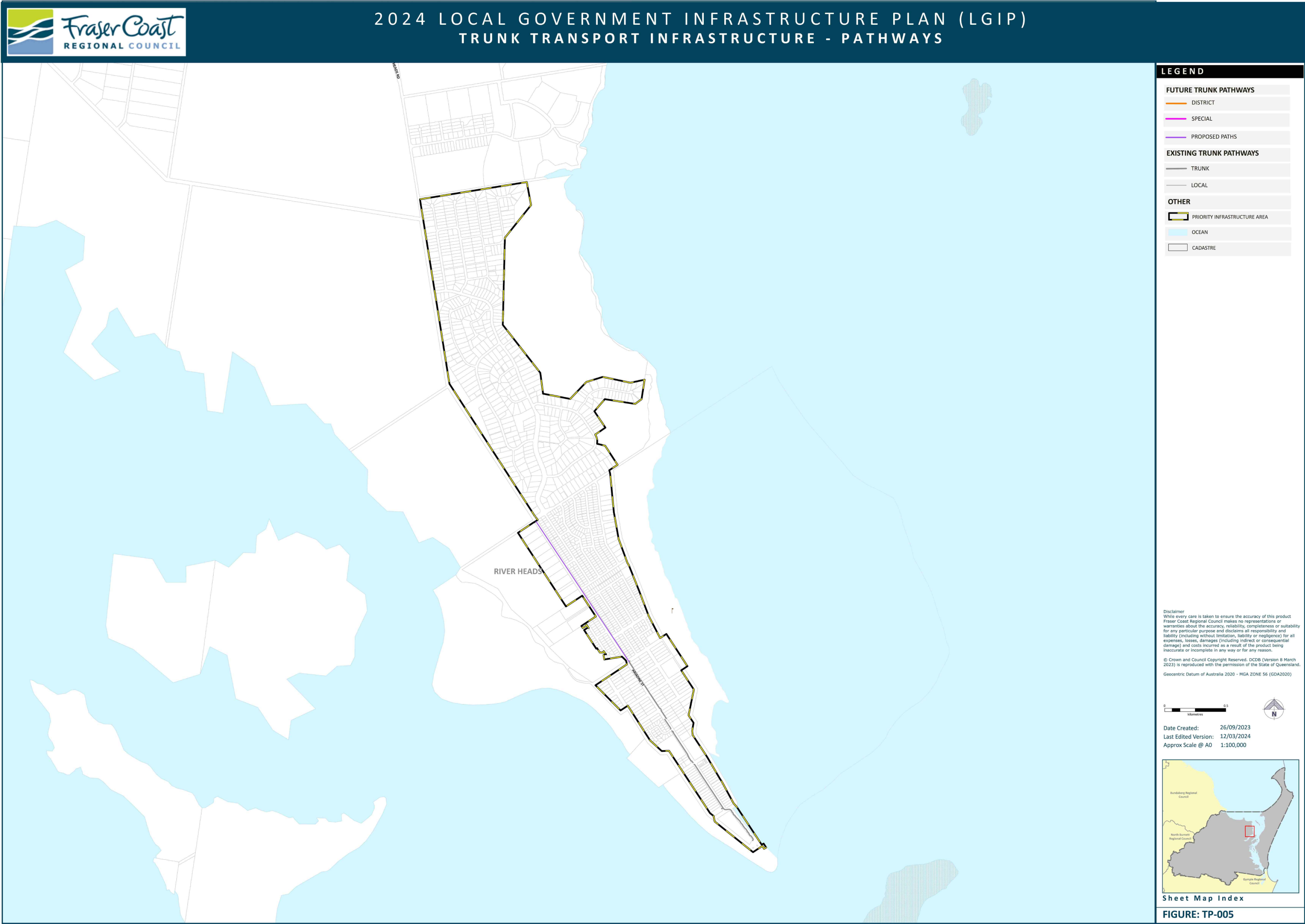


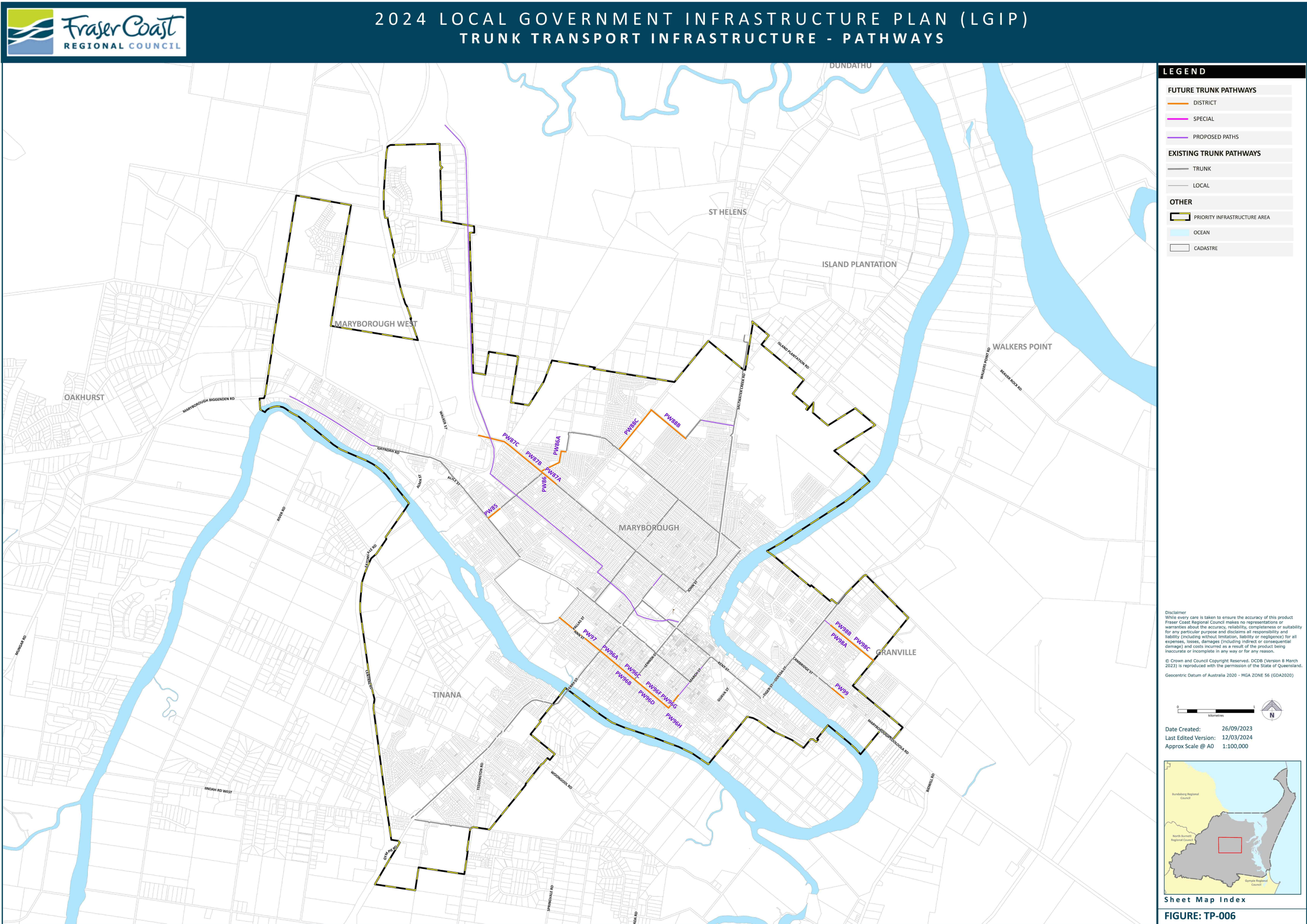


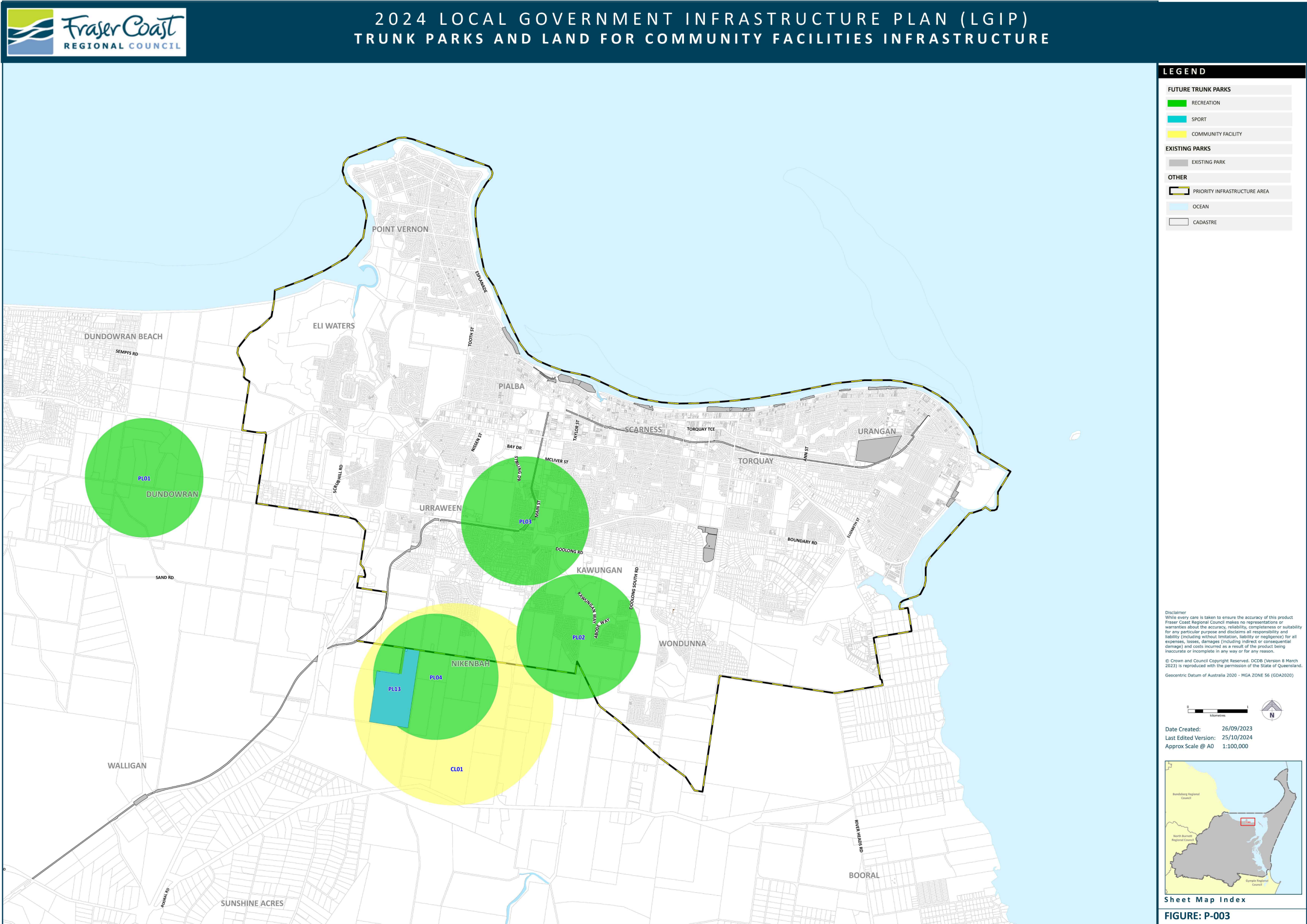














Local Government Infrastructure Plan

Consultation Plan



CONSULTATION PLAN



PROJECT OVERVIEW

Project Title	Local Government Infrastructure Plan (LGIP)				
Project Manager	Name	Hannes Bezuidenhout	Title	Manager Strategic Infrastructure Planning	
Directorate	Community & Development	Department	Strategy and Sustainability	Unit/Section	Strategic Infrastructure Planning
Engagement Lead &/or Facilitators	Strategy and Sustainability Department				
Engagement Duration	Minimum 30 business day in accordance with legislated requirements				

BACKGROUND INFORMATION

The *Planning Act 2016* requires the review of Local Government Infrastructure Plans (LGIPs) every 5 years. Council completed a full review and audit of the Local Government Infrastructure Plan. The review included consultation with industry, internal and external stakeholders and community, during which opportunities to make improvements in response to our changing communities were identified. According to the state, the amendments required constitute as a “new” Local Government Infrastructure Plan.

PROJECT OUTLINE/DESCRIPTION

This project involves delivery of the new Local Government Infrastructure Plan.

The LGIP is regulated by the *Planning Act 2016* and the *Ministers Guidelines and Rules*. The process includes mandatory requirements for public consultation. The public consultation phase will provide the community with the opportunity to understand what the proposed new Local Government Infrastructure Plan is and an opportunity to provide feedback via a submission. Council is required to consider all submissions and provide a written response.

PURPOSE & OBJECTIVES OF ENGAGEMENT:

The purpose of engagement for the Local Government Infrastructure Plan is to provide information to support the communities understanding of the proposed changes and implications for individuals, property owners, businesses and community stakeholders, and to seek feedback on these changes.

The objectives of engagement for Local Government Infrastructure Plan are to:

1. Meet statutory public consultation requirements set by the *Planning Act 2016* and the *Ministers Guidelines and Rules*.
2. Provide information to the community about the new Local Government Infrastructure Plan.
3. Provide an avenue for the community to understand how the new Local Government Infrastructure Plan will affect them.
4. To provide individuals with the opportunity to make a submission on the new Local Government Infrastructure Plan.

CONSULTATION PLAN



STATUTORY REQUIREMENTS FOR PUBLIC CONSULTATION

This Strategy has been developed in accordance with the requirements of the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

Communication and engagement activities undertaken in response to these obligations has been identified throughout this document, along with the additional activities Council is undertaking as part of its commitment to delivering a best practice engagement and consultation processes.

All statutory requirements as set out in the above-mentioned documents have been met or exceeded within this engagement and public consultation strategy. Council's response to these requirements is based on the understanding of the following relevant statutory requirements for "Making a LGIP" relating to communication and public consultation.

Statutory Requirements under Minister Guidelines and Rules	
18.1.	The local government must carry out public consultation in relation to making an LGIP
18.2	If the Minister has advised the local government it may proceed with public consultation on the proposed LGIP subject to conditions, the local government must comply with the conditions before carrying out public consultation.
18.3	The public consultation must be carried out in accordance with the following requirements – <ul style="list-style-type: none"> a) for a period of at least 30 days; b) the public notice requirements prescribed under Schedule 4; and c) the content, function and calculation of the SOW model, which is part of the LGIP, must be visible and accessible to all stakeholders.
18.4	The local government must consider every properly made submission received as a result of the consultation undertaken.
18.5	After considering the submissions, the local government – <ul style="list-style-type: none"> a) may make changes to proposed LGIP to – <ul style="list-style-type: none"> (i) address issues raised in a submission; (ii) amend a drafting error; or (iii) address new or changed planning circumstances or information; b) must ensure any changes continue to comply with and address the requirements identified in Part 6 of this chapter; and c) must advise each person in writing who made a properly made submission about how the local government has dealt with their submission.
18.6	The local government must update the Review checklist to reflect any changes made to the proposed LGIP.
18.7	If the local government makes changes under section 18.5(a) and the local government considers the changes result in the proposed LGIP being significantly different to the version released for public consultation, the local government must – <ul style="list-style-type: none"> a) repeat the public consultation process; and b) take the actions required under sections 18.4, 18.5 and 18.6 for the repeated consultation.
18.8	The local government may choose to limit the public consultation to those aspects of the LGIP that have changed.
18.9	After complying with sections 18.3 to 18.8 for the proposed LGIP where relevant, the local government must decide to – <ul style="list-style-type: none"> (a) proceed with no change; (b) proceed with changes if it reasonably believes the changes do not result in the proposed LGIP being significantly different to the version released for public consultation; or (c) not proceed with the proposed LGIP.
21.1	If the local government is notified by the Minister that it may adopt the proposed LGIP, the local government must – <ul style="list-style-type: none"> (a) decide to adopt the proposed LGIP; or (b) decide not proceed with proposed LGIP; and (c) publish a notice in accordance with the requirements prescribed in Schedule 5.
21.2	If the local government decides to adopt an LGIP under section 21.1 (a), the local government must also –

CONSULTATION PLAN



- (a) comply with any conditions imposed by the Minister that must be undertaken prior to adoption; and
- (b) include on its website –
 - (i) a copy of the LGIP, including the SOW model (the content, function and calculations of the SOW model must remain visible and accessible to all stakeholders);
 - (ii) the Review checklist;
 - (iii) the Appointed reviewer statement; and
 - (iv) extrinsic material.

21.3 The local government must, as soon as possible after adopting the LGIP, give the chief executive –

- (a) a copy of the public notice; and
- (b) a certified copy of the LGIP.

SCOPE OF COMMUNITY ENGAGEMENT AND PUBLIC CONSULTATION

Inclusions

1. Explanation of key changes to the Local Government Infrastructure Plan
2. Marketing and communications activities
3. Engagement hub

Exclusions

1. Issues not related to the Local Government Infrastructure Plan currently open for consultation.
2. Other planning related matters such as specific development proposals or other Council strategies.
3. Direct mailout to property owners
4. Property-specific report generation
5. In person engagement sessions
6. Town Hall style community meeting with Elected Representatives and Council's Executive Leadership Team.

STAKEHOLDER ANALYSIS

Name/ Group	Why are they a Stakeholder?	Influence/Interest/ Impact	Level of Engagement	Plan/ Methods	Key Messages
Government					
Queensland Government	Responsible for state interest review and decision-making related to the Local Government Infrastructure Plan.	High/High/High – Key Players	Empower	Presentations, Submissions, Formal Processes.	We require the State's feedback and endorsement to proceed further.
Council	Local decision-makers responsible for approving the Local Government Infrastructure Plan.	High/High/High – Key Players	Empower	Emails, Briefings, Formal Processes.	We require your feedback and endorsement to proceed further. Your input ensures alignment with local strategic

CONSULTATION PLAN



					priorities and community needs.
Key Council Staff Members	Provide strategic input, advice, and essential data (e.g., mapping and demographics).	High/High/High – Key Players	Inform – Collaboration (Depending on role)	Work with relevant teams for input. Email communication and information to participate in engagement process activities as needed (Online Engagement)	Your expertise helps shape a Local Government Infrastructure Plan that meets the region's needs.
Media					
Communications and Marketing team to distribute through their media contacts	Help Council in spreading messages to reach the broader community		Inform	Media Release	We are seeking stakeholder and community feedback in relation to the new Local Government Infrastructure Plan
General					
Residents and Ratepayers <i>(Priority engagement with those effected by changes)</i>	May be interested in how the new Local Government Infrastructure Plan will affect them and their properties.	Low / Low / Low – Check-in / Monitor Low/ High/ Low – Keep Informed Some residents will be more interested than others.	Inform, Consult	Media	We invite your feedback as a key stakeholder. Your voice is important to shaping a Local Government Infrastructure Plan that meets the community's needs.
Specific Interest Groups					
Development Associations (UDIA, FCPIA)	Provide feedback on how Local Government Infrastructure Plan impact specific interests. Advocate for specific outcomes related to development.	High/ High / High – Key Players	Inform, Involve	Invitation to participate in engagement and keep informed through the process. i.e notices and other engagement opportunities	We work with you to deliver development outcomes for our region. We invite your feedback as a key stakeholder. Your feedback is essential to creating a Local Government Infrastructure Plan that

CONSULTATION PLAN



					addresses local priorities.
Local Planning and engineering consultants.	Provide feedback on how Local Government Infrastructure Plan impact specific interests. Advocate for specific outcomes related to development.	Low/High/ High – Keep Satisfied	Inform, Consult	Invitation to participate in engagement and keep informed through the process. i.e notices and other engagement opportunities	We work with you to deliver development outcomes for our region. We invite your feedback as a key stakeholder. Your feedback is essential to creating a Local Government Infrastructure Plan that addresses local priorities.

KEY MESSAGES:

1	We are inviting you to have your say on the new Local Government Infrastructure Plan.
2	Find out what's included in the new Local Government Infrastructure Plan, and what it means for the region.
3	For more information on how to have your say on the new Local Government Infrastructure Plan, visit the Fraser Coast Engagement Hub .

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Engagement Phase/ Communications Method	Stakeholder/Audience	Resources	Notes on Content & Messaging	Level of Engagement	Responsibility	Timing
Marketing and Communications Campaign	Whole of Community	Communications & Marketing Team	<ul style="list-style-type: none"> General messaging on new Local Government Infrastructure Plan New Local Government Infrastructure Plan is now available for feedback. Find out more visit Fraser Coast Engagement Hub 	Inform	Lead: Marketing and Communication Support: Strategy and Sustainability Department	Whole duration of engagement
Fraser Coast Engagement Hub Portal Page	Whole of community	Communications & Marketing materials Community Engagement team Strategy and Sustainability Department	<ul style="list-style-type: none"> New Local Government Infrastructure Plan detailed information Properly made submission tool Project contact information 	Consult	Lead: Community Engagement Support: Strategy and Sustainability Department	Minimum 30 business days for formal submissions. Adjust content once submission period closes and provide outcome report once submissions have been reviewed and responded to by Council.
Phase 2: Post Engagement						
Engagement Phase/ Communications Method	Stakeholder/Audience	Resources	Notes on Content & Messaging	Level of Engagement	Responsibility	Timing
Collate and analyse feedback from direct submissions	Project team	Internal			Strategy and Sustainability Department	2 weeks to process submission (dependent on volume and nature of submissions)
Provide report to Project Team to modify Local Government Infrastructure Plan and/or forward to State government for review	State government	Internal	This report can be published on Councils website to complete the feedback loop.		Strategy and Sustainability Department	TBD based on feedback volume and complexity.

Fraser Coast Regional Council Local Government Infrastructure Plan (LGIP)

Planning Assumptions Report

Submitted to Fraser Coast Regional Council



Strategic AM



Fraser Coast
REGIONAL COUNCIL

Prepared by Ethos Urban &
StrategicAM

4 November 2024 | 7220335






‘Gadalung Djarri’
Liz Belanjee Cameron
‘Gadalung Djarri’ – translates to Hot Red Country. Representing Queensland. The use of reds, purples, pinks and oranges illustrate the tones and natural hues of the Queensland environment, a place of ancient warmth against a backdrop of fluctuating terrains. Pink hues along with a criss-cross of patternings illustrate a sense of playfulness, with correlating lines of pink magenta and fuchsia moving into reds to represent the blood of Country. Along with the use of oranges these colours cultivate a strong visual link between all life and the immediacy we carry with nature.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Butchulla (Badtjala) and the Kabi Kabi (Gubbi Gubbi) peoples, the Traditional Custodians of the land where this document applies, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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Chris Adam (StrategicAM), Ciaran Callaghan and Liza Valks		Liza Valks	
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3.0 (DRAFT)	15/12/2023	CC/CA	LV/CA
4.0 (FINAL)	15/02/2024	CC/CA	LV/CA
5.0 (FINAL – updated section 2.3.2)	14/10/2024	CC/CA	CC/CA
6.0 (FINAL – updated Figure 5)	04/11/2024	CC/CA	CC/CA
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1.0 Background

1.1 Overview

The *Planning Act 2016* (Planning Act) is the principal legislation for Queensland's planning and development framework. It aims to create an efficient system that embraces community engagement and stimulates investment and jobs. In conjunction with several other key planning instruments, the Planning Act also establishes a framework to plan for and resolve local government infrastructure matters. This is commonly referred to as the Infrastructure Planning and Charges Framework.

Fraser Coast Regional Council (Council) has prepared a Local Government Infrastructure Plan (LGIP) under the *Planning Act 2016*. The purpose of the LGIP is to:

- **integrate infrastructure planning** with the land-use planning identified in the Councils 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.

In developing its LGIP, Council needed to make a wide range of assumptions regarding the location, scope and timing of individual items within the trunk infrastructure network. Part 6, Section 39 of the Ministers Guidelines and Rules¹ (MGR) requires Council to provide a transparent explanation of the methodology, assumptions and the inter-relationships between each element of the LGIP.

The purpose of this brief Planning Assumptions Report is to provide a succinct overview of the key planning assumptions that underpin the development of Council's LGIP

This report will step through the processes applied in determining the scope of growth (quantum, timing and distribution), intended service outcomes, scope of trunk networks which deliver those outcomes and augmentation required. This process is illustrated in **Figure 1**.

1.2 Structure of this document

This document has been developed to succinctly outline the processes that have been applied in the development of Council's LGIP. This includes the following

- Chapter 1 provides a broad statement of **context for the Local Government Infrastructure Plan (LGIP)**;
- Chapter 2 provides a summary of the process followed in establishing the **Priority Infrastructure Area (PIA)**;
- Chapter 3 outlines the process for development of population, dwelling, employment and Non-residential **growth projections**; and

¹ Department of State Development, Infrastructure, Local Government and Planning, "Ministers Guidelines and Rules Under the Planning Act 2016", Version 2.0, Effective July 2023

- Chapter 4 provides a detailed summary of the **planning for trunk infrastructure** necessary to serve the projected growth. This includes an overview of the **Schedule of Works** (SOW) that accompany the LGIP.

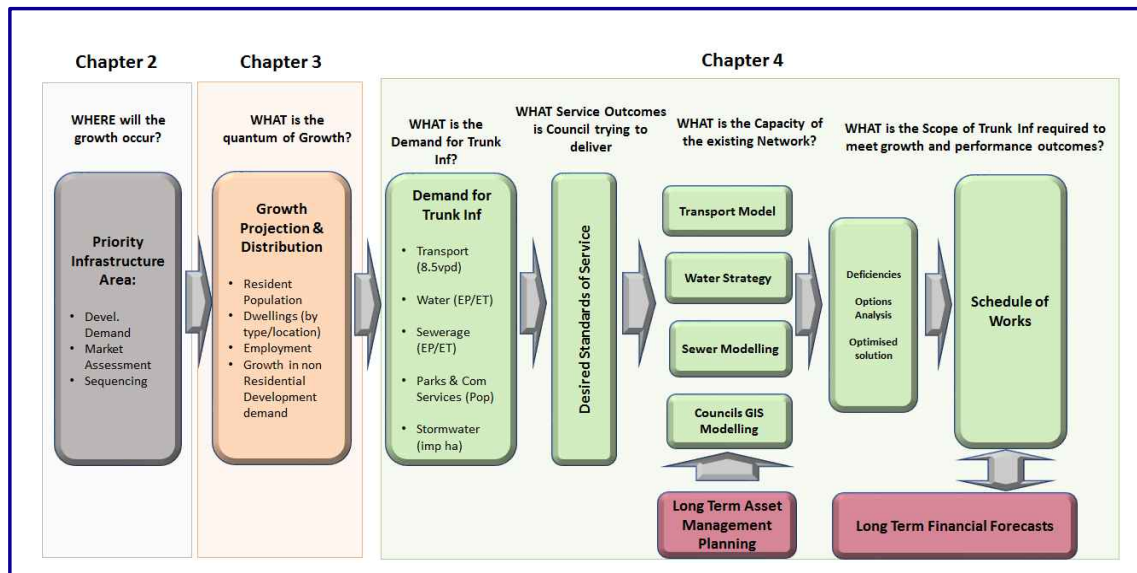


Figure 1 - Planning Assumptions and LGIP Process Overview

2.0 Establishment of the Priority Infrastructure Area (PIA)

The Councils **growth strategy** plays a key role in facilitating development of the region. The strategy has been developed with due consideration of the following;

2.1 The State context

The Planning Act defines the legislative framework within which Local Governments undertake their strategic planning. The Planning Act is the principal legislation for Queensland's planning and development system. In conjunction with several other key planning instruments, the Planning Act establishes a framework to plan for and resolve local government infrastructure matters.

In developing a local planning instrument (planning scheme), settlement patterns and areas of growth at a region-wide scale are strategically decided upon through consensus between the State and local government, as well as through consultation with non-government stakeholders.

The ultimate objective of this framework is to ensure sustainable development of local government areas.

Under the current infrastructure charging framework established by the Planning Act and enacted by the State government, Councils need to identify a pathway that facilitates development in a manner that represents the least cost to the community. A key element of this process is the identification of a **Priority Infrastructure Area (PIA)** which represents a “least cost” pattern of provision of trunk infrastructure to accommodate development over a 10 to 15 years growth horizon.

While the legislation allows local governments to apply Infrastructure Charges, Councils charging capacity is capped at the **Maximum Allowable Charge (MAC)**. Councils nominated charges (up to the MAC) are contained in its **Adopted Infrastructure Charges Resolution (AICR)**.

As revenue from these charges are capped, Council decisions in identifying a PIA needs to consider a pathway that facilitates growth consistent with Councils financial capacity and service needs.

2.2 The Regional Context

The States Regional Plans focus on the growth and development of particular regions across Queensland. Regional planning matters are identified in collaboration with local governments, key industry groups and the wider community. Where a regional plan exists, the local government must consider it when preparing or making a major amendment to a planning scheme.

In accordance with Chapter 2, Part 1, Section 8(4)(b) of the Planning Act a regional plan applies instead of a local planning instrument (inc. a planning scheme) to the extent of any inconsistency.

The **Wide Bay Burnett Regional Plan (WBBRP 2023)** provides a broad framework for managing growth, change, land use and development across the local government areas of:

- Bundaberg Regional Council;
- Cherbourg Aboriginal Shire Council;
- **Fraser Coast Regional Council;**
- Gympie Regional Council;
- North Burnett Regional Council; and
- South Burnett Regional Council.

The WBBRP 2023 reflects the Queensland Government’s strategic direction for managing population growth and regional development. The WBBRP 2023 responds to the period of significant growth and change being experienced within the region by both addressing the challenges presented by this change and capturing the opportunities it presents for the regions people and businesses, over the next twenty-five (25) years. Notably, the WBBRP 2023 will inform major strategic planning and infrastructure decisions for local governments, including aligning new or amended planning schemes with the WBBRP 2023, and State agency’s forward planning and delivery.

The Strategic Priorities of the WBBRP 2023 include:

- **Growing our people and places** with specific emphasis on how the region can:
 - Prepare for new opportunities through education, pathways and transforming skills,
 - Plan for new population and offer better and more affordable housing choice for current and future residents.
 - Retain and create liveable and enriching communities that are attractive to skilled workers and young families from outside the region.
- **Taking charge of our economic future** with specific emphasis on strategies and actions that ensure the region can:
 - Attract investment, support existing economic strengths and set the formative conditions for new economic development.
 - Grow advanced manufacturing, agriculture, health, education, tourism, waste, renewable energy and technology mineral industries in the region, under the “clean, green and pristine” banner.
- **Sustaining our environment and lifestyle** through conserving and celebrating environment and landscape features of the ecological and cultural significance, that help attract people to the region.

Specific to the Fraser Coast Regional Council area, the WBBRP 2023 also nominates the following opportunities and considerations.

Opportunities	Considerations
<ul style="list-style-type: none">• Diversity across housing types to facilitate downsizing and the renewal of old housing stock• Establish Pialba as the CBD of Hervey Bay linked to Urangan Harbour• Reinvigoration of night-time economy• Improve accessibility and legibility of Hervey Bay	<ul style="list-style-type: none">• Coastal protections – particularly turtles and shorebirds• Disaster resilience – flooding in Maryborough• Role and location of short term accommodation to meet tourist and key workers/temporary worker demand

2.3 The Local Context

2.3.1 Fraser Coast Planning Scheme 2014

The **Fraser Coast Planning Scheme 2014** (the Planning Scheme) gives effect to the strategic direction and regulates development of the Fraser Coast Regional Council local government area (LGA). In doing so it prescribes a vision and settlement pattern (refer to **Figure 2**) for the Fraser Coast LGA that incorporates the Council's Corporate Plan as well as prescribed State interests.

2.3.1.1 Strategic Framework

Part 3 - Strategic Framework sets the policy direction for the Planning Scheme and forms the basis for ensuring that appropriate development occurs within the Planning Scheme area for the life of the Planning Scheme.

The Strategic Framework in the Council's current Planning Scheme comprises the following component parts:

Strategic intent	<p>The Strategic Intent, as outlined within Section 3.2 of the Planning Scheme, provides a detailed vision for the Fraser Coast towards 2031.</p> <p>Section 3.2.2 – <i>The Fraser Coast towards 2031</i> of the Planning Scheme outlines key Strategic Outcomes of the Planning Scheme, including the following:</p> <ul style="list-style-type: none">• <i>The Fraser Coast is a vibrant and diverse region. The natural landscapes and built form of the Fraser Coast reflect both the unique identity of the region and the diversity of places within it. The settlement pattern is influenced by a framework of rural landscapes and unique natural areas, waterways, beaches and foreshores.</i>• <i>The Fraser Coast settlement pattern provides for the planned expansion of urban areas in a configuration which supports a clearly defined hierarchy of centres that is matched to community need.</i>• <i>Population growth is supported by the provision of residential, commercial and industrial development, government and community services. The roles of Hervey Bay and Maryborough as the principal regional activity centres for the Fraser Coast will be strengthened through the provision of supporting infrastructure and facilities to service the region.</i>• <i>Different in character, Maryborough and Hervey Bay sustain and complement one another and contribute to a more diverse regional economy. Regional scale business, community and employment activities will be concentrated within these regional cities. These locations will also accommodate the most diverse and intensive areas of housing.</i>• <i>Significant employment opportunities are provided in Maryborough, focused around industry and manufacturing, aviation and marine industries, retail and government services. Hervey Bay supports further growth in tertiary education, aviation, tourism, health, retail and service-related industries.</i>
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Strategic framework themes	<p>The strategic intent is supported by six (6) themes, that combine to outline the complete policy direction of the Strategic Framework. These include: -</p> <ol style="list-style-type: none"> 1) settlement pattern; 2) economic resources and development; 3) community wellbeing; 4) infrastructure and services; 5) access and mobility; and 6) natural environment and landscape character. <p>Within the Strategic Framework, each of the above elements are supported by the following parts:</p> <ul style="list-style-type: none"> • <u>strategic outcomes</u> sought for development in the Planning Scheme area for each theme; • the <u>elements</u> that refine and further describe the strategic outcomes; and • <u>specific outcomes</u> sought for each or a number of elements. <p>Although each theme has its own section, the Strategic Framework is read in its entirety as the policy direction for the Planning Scheme</p>
Strategic framework mapping	<p>This mapping supports and provides spatial representation of the Strategic Framework themes and include:</p> <ul style="list-style-type: none"> • Strategic Framework Map 1 - Settlement pattern; • Strategic Framework Map 2 - Economic resources and development; • Strategic Framework Map 3 - Transport and infrastructure; and • Strategic Framework Map 4 - Natural environment and landscape character.

The Strategic Framework of the Planning Scheme is important to consider, in reviewing the current LGIP, given it represents the current adopted land use planning and settlement pattern for the region. Accordingly, in reviewing the LGIP, regard has been given to the current Strategic Framework intent and themes. In particular, regard has been given to the settlement pattern theme and the review of the LGIP reflects consistency with the key strategic outcomes of this theme, including:

- Strategic outcome 3.3.1 (a) – *The pattern of settlement reinforces and protects the planned role and function of the centres hierarchy within the Fraser Coast.*
- Strategic outcome 3.3.1 (b) – *Urban areas are compact with clearly defined boundaries that encourage strong neighbourhoods and provide attractive places for residents to enjoy whilst optimising the efficient delivery and use of infrastructure and services.*
- Strategic outcome 3.3.1 (c) – *Urban development is predominantly focused in the major regional population centres of Maryborough and Hervey Bay*

The key urban expansion and future urban areas identified within Section 3.3.2.2. Element 2 have also been considered, as outlined in the below **Table 1**.

Whilst key aspects of the current Strategic Framework are considered robust, Council recognises that the document is dated (i.e. January 2014) and has recently undertaken extensive work to draft a new Strategic Framework. Accordingly, in addition to the current Strategic Framework, a more recent version (Draft Strategic Framework 2022) is discussed below and has also informed the development of the LGIP

2.3.2 Draft Strategic Framework (June 2022)

The Housing and Land Audit Analysis² is understood to have informed a draft Strategic Framework and supporting draft Settlement Pattern Map (refer to **Figure 3**). Based on our review, we understand that this is a current 'work in progress' draft and does not represent a 'full version' of an updated Strategic Framework, instead focussing specifically on the 'Settlement Pattern' theme.

Notwithstanding, the draft Strategic Framework is important to consider as extrinsic material for the purpose of the LGIP review, as it represents a more current representation of land use planning for the region.

In comparison to the settlement pattern shown in current Strategic Framework of the Fraser Coast Planning Scheme 2014 (**Figure 2**), the draft Settlement Pattern identifies some increased detail and nuance in the identification of locations for future growth, both infill and expansion. Notably, the draft Strategic Framework designates key Infill, Expansion and Investigation Areas, which provide an increased level of detail on the specific targeted areas for growth comparative to the current Strategic Framework.

As a key point of distinction, the draft Strategic Framework includes a new classification of 'Investigation Areas'. These are areas of potential future urban development areas only and are not committed, developable lands, until further assessments are carried out by Council and there is evidence to demonstrate that existing urban areas and urban expansion areas have insufficient supply to meet forecast demand. This provides an important distinction from more committed 'Expansion Areas'.

The below **Table 1** provides a summary of the key Infill, Expansion and Investigation Areas identified within the draft Strategic Framework, including a comparison of their location proximate to the PIA and comparison to their classification under the current Strategic Framework.

Note – The areas outlined in Table 1 are not finalised and will be subject to further workshopping, refinement and finalisation.

Table 1 - Summary of identified Infill, Expansion and Investigation Areas – Draft Strategic Framework (June 2022)

Locality	Relationship to current PIA	Identification – current Strategic Framework ³	Identification – draft Strategic Framework ⁴	Summary of intent - draft Strategic Framework
Infill Areas				
Pialba and Urangan	Within PIA	Urban Area	Urban infill area 1 Note – Refer to Figure 3.	<ul style="list-style-type: none"> Identified for the highest density infill residential and mixed use development. Encouraging high and mid-rise residential and tourism accommodation.
Eli Waters and Urangan	Within PIA	Urban Area	Urban infill area 2 Note – Refer to Figure 3.	<ul style="list-style-type: none"> Identified for infill development encouraging residential apartment and townhouse development. Incorporating low-medium and medium density development.

² Urbis, "Housing and Land Audit Analysis", 26 May 2022

³ Part 3 Strategic Framework of the current Fraser Coast Planning Scheme 2014

⁴ Draft Strategic Framework and Settlement Pattern Map prepared by Urbis (September 2022)