



**SPECIAL MEETING NO. 1/25
WEDNESDAY, 16 APRIL 2025**

OPEN AGENDA

Councillors George Seymour (Chairperson), Michelle Byrne, Phil Truscott, Paul Truscott, Daniel Sanderson, Michelle Govers, Lachlan Cosgrove, John Weiland, Denis Chapman, Sara Faraj and Zane O'Keefe

Councillors are advised that an **SPECIAL MEETING** will be held in the Fraser Coast Regional Council Chambers, Hervey Bay Council Chambers, 77 Tavistock Street, Hervey Bay on **WEDNESDAY, 16 APRIL 2025 at 9:00 AM.**

**KEN DIEHM
CHIEF EXECUTIVE OFFICER**

Fraser Coast Regional Council acknowledges the traditional owners of the land upon which we meet today.

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FRASER COAST REGIONAL COUNCIL
SPECIAL MEETING NO. 1/25

WEDNESDAY, 16 APRIL 2025

SUBJECT:	AMENDMENT PACKAGE 1 - FRASER COAST PLANNING SCHEME
DIRECTORATE:	STRATEGY, COMMUNITY & DEVELOPMENT
RESPONSIBLE OFFICER:	DIRECTOR STRATEGY, COMMUNITY & DEVELOPMENT, Gerard Carlyon
AUTHOR:	MANAGER STRATEGIC LAND USE PLANNING, Lauren Payler
LINK TO CORPORATE PLAN:	Connected, Inclusive Communities and Spaces. Shape the region's natural and built environment to enhance the liveability of our communities and regional lifestyle.

1. PURPOSE

The purpose of this report is to seek the resolution of Council to commence the statutory process for making amendments to the *Fraser Coast Planning Scheme 2014* (including amendments to the Local Government Infrastructure Plan).

2. EXECUTIVE SUMMARY

The *Planning Act 2016* requires Council to complete a full review of its planning scheme every 10 years and its Local Government Infrastructure Plan (LGIP) every 5 years. The review project commenced in 2019 in 4 stages:

Stage 1- Demographic and Trends Analysis

Stage 2- Review of the planning scheme, outcome report and endorsement of scope of works

Stage 3- Background studies and planning scheme drafting

Stage 4 – Statutory planning scheme amendment process

The resolution sought by this report represents the first step in Stage 4 of the project. The amendment process is anticipated to take up to 12 months to complete and will involve multiple steps including:

- State Interest reviews
 - Approvals from the State
 - Public consultation
 - Consideration of submissions
 - Requirements for future Council resolutions
-

3. OFFICER'S RECOMMENDATION

That Council:

1. Resolve to make amendments to the *Fraser Coast Planning Scheme 2014* as detailed in *Draft Fraser Coast Planning Scheme* (Attachments 1 – 14) in accordance with Chapter 2, Part 4 of the *Ministers Guidelines and Rules*.
2. Give notice to the Minister for State Development, Infrastructure and Planning advising of its decision to amend the planning scheme and provide the material required in accordance with Chapter 2, Part 4, Section 16.5 of the *Ministers Guidelines and Rules*.
3. Resolve to make amendments to the *Local Government Infrastructure Plan* as detailed in the *Draft Fraser Coast Planning Scheme* (Attachments 1 – 14) in accordance with Chapter 5, Part 3 of the *Ministers Guidelines and Rules*.
4. Request that the Minister for State Development, Infrastructure and Planning undertake a State review of the proposed *Local Government Infrastructure Plan* and provide the material required in accordance with Chapter 5, Part 3, Section 16.4 of the *Ministers Guidelines and Rules*.
5. Endorse the *Fraser Coast Planning Scheme – Amendment Package 1 Engagement and Public Consultation Strategy* (Attachment 15).
6. Note that Amendment Package 1 represents the first of a series of amendment packages with work commenced on Package 2- Inundation risk and bushfire risk, and concurrently Package 3- Nikenbah and Dundowran growth area investigations.

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The *Fraser Coast Planning Scheme 2014* commenced on 28 January 2014 and was last amended on 28 August 2019 (now *Fraser Coast Planning Plan 2014 - Version 11* (current version)).

The *Planning Act 2016* requires Local Governments to complete a full review of its planning scheme every 10 years and its LGIP every five (5) years.

Council commenced the first stage of the planning scheme review in 2019. Stage 1 involved engagement of KPMG to undertake a demographic and economic trends analysis for the Fraser Coast. The final report provided an evidence base on which to consider future directions for the region.

Stage 2 of the review commenced in September 2020 and involved a technical audit of the planning scheme and industry and community consultation. A variety of internal stakeholder working groups were also established. Councillors attended three workshops facilitated by the project consultant to scope out matters the review could consider.

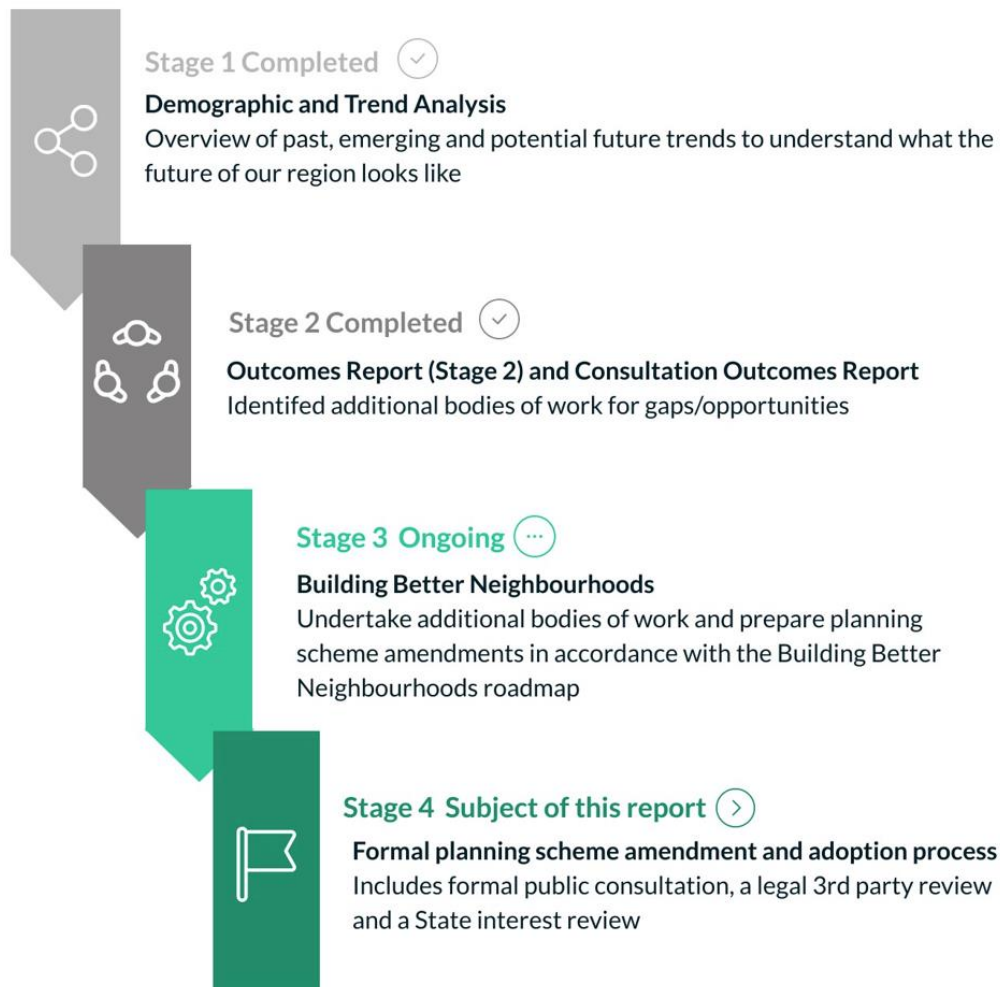
The outcomes of the consultation and audit were collated in the *Fraser Coast Planning Scheme Outcomes Report* prepared by Perkins Planning which informed the recommended scope of works for Stage 3 planning scheme amendment drafting. On 28 April 2021 Council resolved to endorse a scope of works for background studies and drafting tasks.

Branding and themes were developed to summarise the review outcomes report and provide the community with an easy to read “roadmap” for projects and drafting tasks Council will complete to improve the planning scheme ([Fraser Coast Regional Council | Building Better Neighbourhoods](#)). The core themes are:

1. Improve the liveability of our neighbourhoods
2. Provide housing diversity and choice

3. Protect our unique and natural environment
4. Improve resilience to natural hazards
5. Carry out efficient planning and delivery of infrastructure
6. Support the creation of employment opportunities
7. Make the planning scheme easier to access, understand and use

Further projects and several planning scheme amendment packages are required to deliver the full scope of works detailed in the Building Better Neighbourhoods roadmap. Amendment Package 1 is the first to enter Stage 4 of the project with commencement of the formal amendment process.



Councillors were provided with online access to the working draft amendments and attended focused workshops on the contents from August 2024 through to February 2025. Councillors were then provided with online access to the Amendment Package 1 *Draft Fraser Coast Planning Scheme*, as contained in Attachments 1 – 14, on the 3 March 2025 for consideration prior to consideration at the Council meeting.

5. PROPOSAL

The recommendations in this report enable Council to commence the first step in the planning scheme and LGIP amendment process as regulated by the *Planning Act 2016* and the *Ministers Guidelines and Rules*.

The proposed amendments to the planning scheme (including the LGIP) are marked up in Attachments 1 – 14. A summary of key changes is contained in Attachment 16. It is proposed that the proposed amendments contained in Attachments 1 – 14 remain confidential until after the State Minister approves proceeding to public consultation.

Amendment Package 1 will result in version 13 of the *Fraser Coast Planning Scheme* (currently referred to as the *Fraser Coast Planning Scheme 2014*). While the year “2014” will be removed from the title, the proposal is to undertake a “Major amendment” to the current planning scheme and in no way should be interpreted as a “new” planning scheme under the *Planning Act 2016*. The structure, function and strategic intentions of the planning scheme remains fundamentally the same.

Removal of reference to a year is simply a practical solution to address potential perceptions regarding the age and therefore modern relevance of the planning scheme. With Council committed to delivering multiple “packages” of amendments over the coming years, removal of the “2014” is intended to rebrand the planning scheme as a living and responsive policy document.

Recommendation 6 seeks acknowledgment of Council’s intent to concurrently progress with preparation of the next 2 priority amendment packages, being:

- Package 2- Inundation risk (flood and coastal) and bushfire risk (State mapping updates and revised risk assessment); and
- Package 3- Nikenbah and Dundowran growth area investigations, including planning scheme content deliverables.

A combination of land supply factors and consistently high levels of growth, particularly in Hervey Bay over the last 4 years, has led to the acceleration of Package 3 amendments. While there is a significant amount of land within the existing urban area that is either serviced or could be cost-effectively serviced by essential infrastructure, much of it is currently being held for rural purposes. The absence of this land being practically available for development is a major contributing factor in proposing to accelerate the land use and infrastructure investigation and planning within the Nikenbah and Dundowran ‘Urban Growth Investigation Areas’, as identified in the proposed Strategic Framework Settlement Pattern mapping contained in Amendment Package 1.

This work will seek to establish a long term, sustainable and well-planned pipeline of greenfield urban land in Hervey Bay, and mitigate the risk that further constraints on land supply will exacerbate the current housing crisis and affordability.

6. FINANCIAL & RESOURCE IMPLICATIONS

The preparation and implementation of the proposed Package 1 amendment process is to be completed by Council staff and funded by the Strategy and Sustainability Operational Budget across the 2024-25 and 2025-26 financial years.

While not the direct subject of this report, the proposed Package 3 amendments are likely to require large scale revisions to Council’s long term financial forecast to fund the infrastructure required to bring on new development fronts. To limit the major impacts these bring forward costs will have on Council’s financial sustainability, it will be important to consider what additional levers can be deployed to both encourage already serviced land to come to market as well as looking for opportunities to encourage more infill development that may be much cheaper to service.

7. POLICY & LEGAL IMPLICATIONS

The *Planning Act 2016* and the *Ministers Guidelines and Rules* set out the rules for undertaking amendments to a planning scheme and a LGIP.

8. RISK IMPLICATIONS

Delay in commencing the amendment process

As detailed in Section 4, many of the background studies which inform the proposed amendments were undertaken in 2020-2023. Components of these studies inevitably age with time. There are also many amendments which seek to implement Council endorsed strategies and plans which may not have statutory effect for development assessment purposes until they are integrated into the adopted Planning Scheme. Examples include, but are not limited to Greening Fraser Coast, Hervey Bay City Centre Master Plan and the Urbis Housing Diversity and Land Supply Study. Given the lengthy time it takes to formally adopt amendments to the Planning Scheme, failure to commence the process further delays the implementation of significant bodies of background work and delays improvements to development outcomes in our region.

State approvals

Progressing through the statutory amendment process is dependent on decisions being made and approvals granted by the Minister for State Development, Infrastructure, Local Government and Planning. This includes:

- a) State interest review
- b) Approval to commence statutory public consultation
- c) Approval of the communication strategy
- d) Approval to adopt a proposed amendment
- e) Conditions, if any, that apply to the proposed amendments

Timeframes for State actions are not enforceable and can extend beyond the indicative time identified in the Ministers Guidelines and Rules.

During the state interest review, the Minister has the power to advise the local government how the proposed amendment must be changed to appropriately address state interests.

The Minister may also request additional information and/ or apply conditions for the proposed amendments which must be complied with before the local government may commence public consultation and/ or adopt the amendment.

Package 1 amendments are the first to enter the statutory amendment stage and the first to test the new State Government's approach to applying its powers under the *Planning Act 2016*.

Council's Chief Executive Officer has existing delegated powers to follow the process for making and amending a planning scheme under Section 20 of the *Planning Act 2016* and the *Ministers Guidelines and Rules*. This includes the delegation to take actions to address compliance with requirements of the Minister.

Volume/ nature of submissions

The volume and nature of submissions received can impact the timeframes for progressing through the amendment stages. Processing large volumes of submissions can be resource intensive. Manual processing of submissions can be minimised by encouraging submissions via the purpose-built software 'Isoplan Consult module', which Council has procured as part of the Planning Scheme review project. Media and communications will encourage submitters to use

this online submission tool wherever possible. However, submissions via other means must also be considered by Council.

Significant changes during the process

If changes are made to the proposed amendment which results in the proposed amendment being significantly different to the version released for public consultation, Council must repeat the public consultation required for the proposed amendment. This risk can be considered and managed as the amendment process progresses.

9. CRITICAL DATES & IMPLEMENTATION

The formal amendment process will take approximately 16 months to fully complete. While a major amendment to the planning scheme and LGIP have slightly different statutory steps, Package 1 amendments will combine the two in a manner which maximises efficiencies while still complying with statutory requirements. The key milestones and indicative timeframes are summarised in the table below.

MILESTONE	DATE/S
	<i>*These dates are indicative only</i>
Council makes a resolution to commence amendments.	26 March 2025
Notification sent to State Government of the Council's intent to commence the amendments & submits the amendments for the State review.	27 March 2025
State Government issue State Interest Review comments to Council. Council responds to State Interest Review comments. State Government advises Council they can commence public consultation.	<i>*September/October 2025 (Estimated 6 months subject to State response timeframes and nature of response)</i>
Council decides to commence public consultation (resolution at Council meeting) Council undertakes public consultation	<i>*End October 2025 - Mid December 2025 (6-12 week period dependent on detailed scheduling of engagement activities and timing of commencement relative to Christmas/ new year shutdown)</i>
Council reviews the submissions received from the public notification period and prepares a consultation report which must be provided to all submitters. <i>Note- If the local government changes the proposed amendment and the change results in the proposed amendment being significantly different to the version released for public consultation, the local government must repeat the public consultation required for the proposed amendment.</i>	<i>* Mid December 2025 - Early February 2026 (Subject to volume and nature of submissions)</i>
Council resolves to give notice to the State Government seeking	<i>*End March 2026</i>

approval to adopt the amendments.	
State Government advises that Council can formally adopt the amendments	<i>*End May 2026 (subject to 40 business day timeframe being met by State)</i>
Council resolution to formally adopt the amendments	<i>*End June 2026</i>
Council places notice in the Government Gazette notifying that the Major Amendment has been adopted for the <i>Fraser Coast Planning Scheme</i>	<i>*End June 2026</i>
Amended version of the <i>Fraser Coast Planning Scheme</i> commences	<i>*Early July 2026</i>

10. CONSULTATION

Internal and external consultation has occurred throughout Stages 1 to 3 of the broader Planning Scheme review project to inform the proposed changes contained in Package 1.

Council Officers and State Department Officers met for pre-lodgement State interest review discussions on 13 February 2025. Feedback received on Council's approach to delivering ongoing packages of amendments and preparations for lodgement were positive and constructive.

A Consultation Strategy (Attachment 15) has been developed to guide internal and external engagement specifically for Package 1 amendments. The strategy outlines proposed engagement principles, objectives, key messages and engagement methods. Detailed planning for consultation will occur during the State interest review period which is anticipated to take up to six (6) months.

The statutory process for amending the planning scheme includes mandatory requirements for public consultation. The public consultation phase will provide the community with the opportunity to understand what the proposed major amendment to the planning scheme are and an opportunity to provide feedback via a submission. Council is required to consider all submissions and provide a written response.

11. CONCLUSION

The recommendations in this report enable Council to commence the first step of many towards adoption of Amendment Package 1 amendments to the planning scheme and LGIP. Commencement of the formal amendment process for Amendment Package 1 represents a significant milestone for the Planning Scheme review project. Further background studies and ongoing amendment packages will continue to be developed to ensure the Planning Scheme remains a relevant and responsive tool for driving growth and development outcomes in the Fraser Coast region.

12. ATTACHMENTS

1. Draft Fraser Coast Planning Scheme - Part 1 & 2 - *Under separate cover - Confidential*
2. Draft Fraser Coast Planning Scheme - Part 3 - Strategic Framework - *Under separate cover - Confidential*

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3. Draft Fraser Coast Planning Scheme - Part 4 - Local Government Infrastructure Plan - *Under separate cover - Confidential*
 4. Draft Fraser Coast Planning Scheme - Part 5 - Tables of Assessment - *Under separate cover - Confidential*
 5. Draft Fraser Coast Planning Scheme - Part 6 - Zones - *Under separate cover - Confidential*
 6. Draft Fraser Coast Planning Scheme - Part 7 - Local Plans - *Under separate cover - Confidential*
 7. Draft Fraser Coast Planning Scheme - Part 8 - Overlays - *Under separate cover - Confidential*
 8. Draft Fraser Coast Planning Scheme - Part 9 - Development Codes - *Under separate cover - Confidential*
 9. Draft Fraser Coast Planning Scheme - Schedule 1 - Definitions - *Under separate cover - Confidential*
 10. Draft Fraser Coast Planning Scheme - Schedule 2 - Mapping - *Under separate cover - Confidential*
 11. Draft Fraser Coast Planning Scheme - Schedule 3 - Local Government Infrastructure Plan Mapping and Tables - *Under separate cover - Confidential*
 12. Draft Fraser Coast Planning Scheme - Schedule 4 & 5 - *Under separate cover - Confidential*
 13. Draft Fraser Coast Planning Scheme - Schedule 6 - Planning Scheme Policy - *Under separate cover - Confidential*
 14. Draft Fraser Coast Planning Scheme - Appendix 1 & 2 - *Under separate cover - Confidential*
 15. Consultation Strategy - Amendment Package 1 [↓](#)
 16. Summary of proposed changes- Amendment Package 1 [↓](#)



Fraser Coast Planning Scheme – Amendment Package 1

Engagement & Public Consultation Strategy



ENGAGEMENT PLAN



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ENGAGEMENT PLAN



PROJECT OVERVIEW

Project Title	Fraser Coast Planning Scheme Review – Amendment Package 1					
Project Manager	Name	Lauren Payler	Title	Manager Strategic Land Use Planning		
Directorate	Community & Development	Department	Strategy And Sustainability	Unit/Section	Strategic Land Use Planning	
Project Leadership Team	Director Infrastructure Services, Director Strategy, Community and Development, Executive Manager Open Space & Environment, Executive Manager Strategy and Sustainability, Executive Manager Engineering & Technical Services Executive, Manager Economic Development and Tourism Executive Manager Development.					
Engagement Lead &/Or Facilitators	James O’Connor, Senior Community Development & Engagement Coordinator, Community Engagement Officers					
Engagement Duration	6-12 week period, timelines to be identified					

BACKGROUND INFORMATION

The *Fraser Coast Planning Scheme 2014* commenced on 28 January 2014 and was last amended on 28 August 2019 (now *Fraser Coast Planning Plan 2014 - Version 11* (current version)).

The *Planning Act 2016* requires the review of planning schemes every 10 years and Local Government Infrastructure Plans (LGIPs) every 5 years. Council completed a full review and audit of the planning scheme in 2021. 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.

While the planning scheme was found to be structurally sound, opportunities for improvements were identified. To deliver those improvements, Council commenced the Building Better Neighbourhoods project ([Fraser Coast Regional Council | Building Better Neighbourhoods](#)). This provided a roadmap which identified seven themes that contain specific projects to support the update of the planning scheme over several years. A number of planning scheme amendment packages will be required to deliver the full scope of works detailed in the Building Better Neighbourhoods roadmap. The key projects and amendments have been broken into seven core themes:

1. Improve the liveability of our neighbourhoods
2. Provide housing diversity and choice
3. Protect our unique and natural environment
4. Improve resilience to natural hazards
5. Carry out efficient planning and delivery of infrastructure
6. Support the creation of employment opportunities
7. Make the planning scheme easier to access, understand and use

Council Officers also undertook a review of the LGIP which found that the LGIP requires amendments which according to the State constitute a “new” LGIP.

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The Queensland Government requires a detailed engagement plan to outline how the community will be consulted on each proposed amendment package, prior to undertaking the engagement. Details of state government requirements for the engagement plan to address are outlined further in this plan.

PROJECT OUTLINE/DESCRIPTION

This project involves delivery of the first package (Package 1) of amendments to the *Fraser Coast Planning Scheme* stemming from the work undertaken to date on the Building Better Neighbourhoods roadmap.

The planning scheme amendment process 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 major amendment to the planning scheme are and an opportunity to provide feedback via a submission. Council is required to consider all submissions and provide a written response.

Amendment Package 1 is made up of the following types of amendments specified in the Ministers Guidelines and Rules:

1. Administrative amendments
2. Minor amendments
3. Major amendments
4. New and amendments to Planning scheme policies
5. Local Government Infrastructure Plan amendment

PURPOSE & OBJECTIVES OF ENGAGEMENT:

The purpose of engagement for Amendment Package 1 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 Amendment Package 1 are:

1. To meet statutory public consultation requirements set by the *Planning Act 2016* and the *Ministers Guidelines and Rules*.
2. To provide information to the community about the proposed amendments in Package 1.
3. Provide an avenue for the community to understand how the proposed amendment package one will affect them.
4. To provide residents with opportunity to provide feedback on the proposed amendment package 1.
5. To engage with the region's stakeholders and the wider community and keep them updated throughout the approval process for Amendment Package 1.
6. To educate and inform the community of the planning processes and framework.
7. To ensure effective communication through relevant, accurate and timely engagement methods.
8. To build positive relationships with stakeholders and the wider community from a community engagement and planning process perspective.

ENGAGEMENT PLAN



STATUTORY REQUIREMENTS FOR PUBLIC CONSULTATION AND COMMUNICATION OF PROPOSED AMENDMENT

This Strategy has been developed in accordance with the requirements of the *Planning Act 2016* and the *Minister's Guidelines and Rules*. The Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) *Community Engagement Toolkit for Planning (2017)* also informs the preparation of this strategy.

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 a "Major amendment" and "LGIP amendment" relating to communication and public consultation.

Major Amendment requirements

Statutory Requirements	Actions to Address
<p>17.5 The Minister must, within 60 days of receiving the notice under section 16.5, or upon receiving a changed proposed amendment under section 17.4, whichever is the later, give notice to the local government of—</p> <p>a) the outcome of the state interest review; and</p> <p>b) a Communications Strategy that the local government must implement.</p>	<p>Development of an Engagement and Public Consultation Strategy to act as Councils Communications Strategy.</p>
<p>17.6 The notice under section 17.5 must state—</p> <p>a) if the local government may proceed with public consultation for the proposed amendment;</p> <p>b) the Minister's conditions, if any, that apply to the proposed amendment. The Minister's conditions may, for example, require changes to be made to the proposed amendment to address state interests.</p>	<p>Public consultation on the proposed amendment will only commence upon receipt of notice from the Minister.</p>
<p>18.1 The local government may only commence public consultation after—</p> <p>a) complying with the Minister's conditions, if any, that apply to the proposed amendment given under section 17.5; and</p> <p>b) if relevant, giving notice under Chapter 4, part 1, section 3.3(b).</p>	<p>Conditions applied by the minister will be applied prior to commencement of public consultation.</p>
<p>18.2 Public consultation must be undertaken—</p> <p>a) for a period of at least 20 days; and</p> <p>b) in accordance with—</p> <p>i. the public notice requirements prescribed in the Act;</p> <p>ii. the public notice requirements prescribed under Schedule 4; and</p> <p>iii. the Communications Strategy given by the Minister under section 17.5.</p>	<p>Public consultation minimum timeframe will be exceeded.</p>
<p>18.3 The local government must consider every properly made submission about the proposed amendment and may consider other submissions.</p>	<p>Properly made submissions will be managed through the use of IsoPlan a web-based product made available publicly through Councils online Engagement Hub.</p>

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<p>18.4 Following the end of public consultation, the local government must prepare a consultation report about how the local government has dealt with properly made submissions, which is—</p> <ul style="list-style-type: none"> a) provided to each person who made a properly made submission; and b) available to view and download on the local government’s website; or c) available to inspect and purchase in each of the local government’s offices. 	<p>Council will develop a report outlining how properly made submissions have been dealt with.</p> <ul style="list-style-type: none"> • Report will be provided via print or electronic communication to those who submitted a submission. • The report will be published on Council’s engagement hub platform available to be viewed or downloaded. • A direct link to the report will be made available on Council’s website. • Hard copy reports will be made available for view at Council administration office and Libraries. • Hard copies will be made available for purchase at Council administration office.
<p>20.1 If the local government changes the proposed amendment and the change results in the proposed amendment being significantly different to the version released for public consultation, the local government must repeat the public consultation required for the proposed amendment.</p> <p>20.2 The local government may limit the public consultation to only those aspects of the proposed amendment that have changed.</p> <p>20.3 If consultation has been repeated, the local government must take the actions required under sections 18.3 and 18.4 for the repeated consultation.</p>	<p>Any significant changes to the proposed amendment will result in Council repeating the public consultation process for aspects which have changed.</p>
<p>22.1 If the Minister has notified the local government that it may adopt the proposed amendment, the local government must a) decide—</p> <ul style="list-style-type: none"> i. to adopt the proposed amendment; or ii. not to proceed with the proposed amendment; and <p>b) publish a public notice in accordance with the Act and the requirements prescribed in Schedule 5; and</p> <p>c) give notice as required under Chapter 4, Part 1, section 3.13.</p>	<p>Notice will be published in local newspapers and the Queensland Government Gazette in accordance with the Ministers Guidelines and Rules.</p>

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LGIP Requirements

Statutory Requirements	Actions to Address
<p>18.1. The local government must carry out public consultation in relation to making an LGIP</p>	<p>Development of an Engagement and Public Consultation Strategy to act as Councils Communications Strategy.</p>
<p>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.</p>	<p>Public consultation on the proposed amendment will only commence upon receipt of notice from the Minister and conditions applied by the Minister will be applied prior to commencement of public consultation.</p>
<p>18.3 The public consultation must be carried out in accordance with the following requirements –</p> <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. 	<p>Public consultation minimum time will be exceeded and available for to view and accessible to all stakeholders.</p>
<p>18.4 The local government must consider every properly made submission received as a result of the consultation undertaken.</p>	<p>Properly made submissions will be managed through the use of IsoPlan a web-based product made available public through Council's online Engagement Hub.</p>
<p>18.5 After considering the submissions, the local government –</p> <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. 	<p>After public consultation has ended. Council will:</p> <ul style="list-style-type: none"> • Consider each properly made submission, • May make changes to proposed LGIP whilst ensure the changes comply with requirements identify in Part 6, • Response to each person in writing who made a people made submission and how Council had dealt with their submission.
<p>18.6 The local government must update the Review checklist to reflect any changes made to the proposed LGIP.</p>	<p>Council will updated the Review checklist to reflect any changes made to the proposed LGIP as result of a properly made submission.</p>

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<p>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—</p> <ol 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. 	<p>Any significant changes to the proposed LGIP will result in Council repeating the public consultation process for aspects which have changed.</p>
<p>18.8 The local government may choose to limit the public consultation to those aspects of the LGIP that have changed.</p>	<p>Council will limited the public consultation to the aspects of the LGIP that have changed.</p>
<p>18.9 After complying with sections 18.3 to 18.8 for the proposed LGIP where relevant, the local government must decide to—</p> <ol 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. 	<p>Notice will published in local newspapers and the Queensland Government Gazette in accordance with the Minister’s Guidelines and Rules</p>
<p>21.1 If the local government is notified by the Minister that it may adopt the proposed LGIP, the local government must –</p> <ol 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. <p>21.2 If the local government decides to adopt an LGIP under section 21.1 (a), the local government must also –</p> <ol style="list-style-type: none"> (a) comply with any conditions imposed by the Minister that must be undertaken prior to adoption; and (b) include on its website – <ol style="list-style-type: none"> (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. <p>21.3 The local government must, as soon as possible after adopting the LGIP, give the chief executive –</p> <ol style="list-style-type: none"> (a) a copy of the public notice; and (b) a certified copy of the LGIP. 	<p>Notice will be published in local newspaper and the Queensland Government Gazette in accordance with the Minister’s Guidelines and Rules.</p> <p>Council will comply with any conditions imposed by that Minister and will make the following available and accessibly on Council’s website:</p> <ul style="list-style-type: none"> • Copy of the LGIP • Review checklist • Appointed reviewer statement • Extrinsic material. <p>As soon as possible after adopting the LGIP, Council will provide a copy of the public notice and a certified copy of LGIP to the Minister.</p>

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SCOPE OF COMMUNITY ENGAGEMENT AND PUBLIC CONSULTATION

Inclusions

1. Explanation of key changes to the planning scheme proposed in Package 1.
2. Background on where we have come from and where we are heading (Building Better Neighbourhoods roadmap).
3. Education resources on planning processes and the Queensland Planning framework.
4. Marketing and communications campaign
5. Engagement roadshow
6. Quick connect sessions with subject matter experts
7. Online Engagement Platform & tool for managing and reporting on properly made submissions
8. Mix of print and digital collateral

Exclusions

1. Issues not related to the amendment package 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. Town Hall style community meeting with Elected Representatives and Council’s Executive Leadership Team
6. Engagement sessions in all townships within the LGA

ENGAGEMENT RISK AND IMPACT ASSESSMENT

LEVEL OF IMPACT/RISK:	High <input checked="" type="checkbox"/>		Medium <input checked="" type="checkbox"/>		Low <input type="checkbox"/>
LEVELS OF ENGAGEMENT:	Inform <input checked="" type="checkbox"/>	Consult <input checked="" type="checkbox"/>	Involve <input checked="" type="checkbox"/>	Collaborate <input checked="" type="checkbox"/>	Empower <input type="checkbox"/>

This project lies between High Risk and Medium Risk. Some elements of **Collaborate** level methodology will be utilised. The approach of the roadshows in this project provides for the level of **Consult** and **Involve**, to enable the community to identify what specific changes are likely to affect them and for Council to consider their feedback as part of the finalisation of the amendment package.

FRAMEWORK FOR COMMUNITY ENGAGEMENT AND PUBLIC CONSULTATION

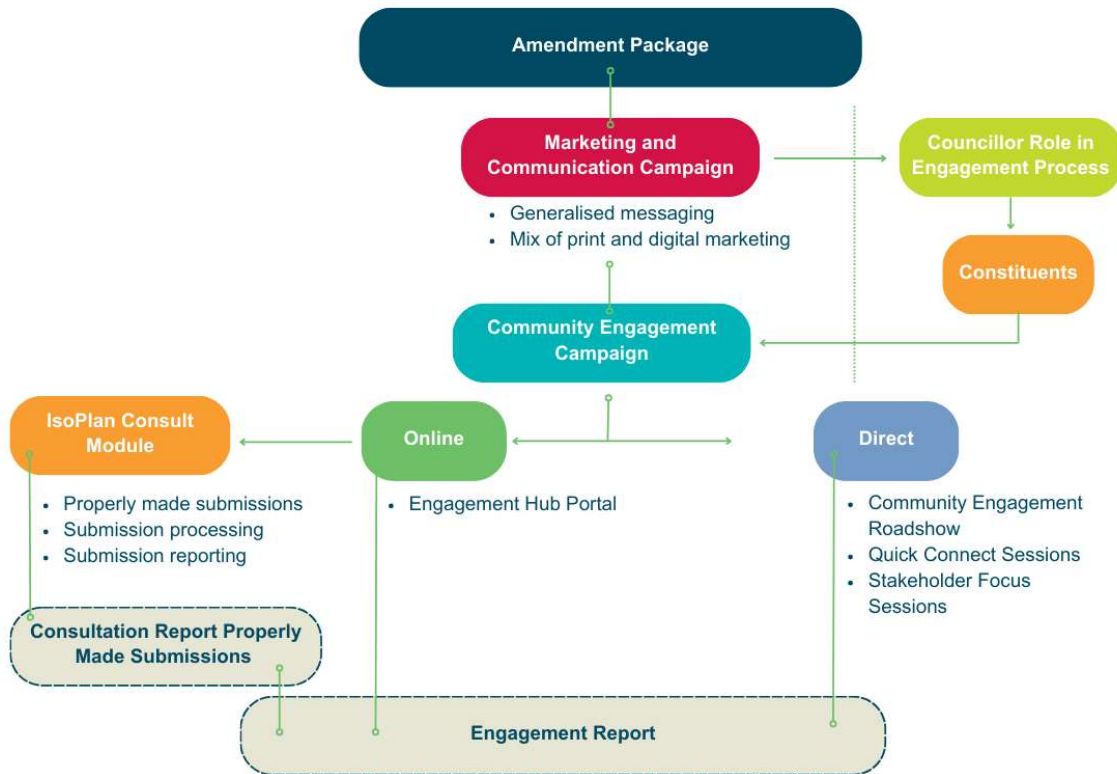
A framework for community engagement and public consultation has been established to provide a strategic approach for communication with our community, taking into consideration the demographic diversity in our region and the geographical spread of our communities.

The framework establishes a mix of direct and indirect communication methods through online and face to face communication. The engagement methods are backed by a marketing and communication campaign that seeks to bring awareness to Councils proposition of a planning scheme amendment, and provide messaging to direct the public to either the direct or online engagement opportunities.

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The engagement mix allows Council to implement tools to support meeting the legislative requirements for making amendments to the planning scheme, whilst also extending our engagement efforts beyond these requirements in support of a best practice communication strategy.



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Criteria	Low Impact (1)	Medium Impact (2)	High Impact (3)
Degree of Complexity	<i>There is one clear issue or problem that needs to be addressed.</i>	<i>There are a couple of issues and or problems that need to be addressed.</i>	<i>There are multiple issues and or problems and it is unclear how to resolve them.</i>
<i>How do you rate the level of complexity of the issue/ project/ decision to be made?</i>	0	0	3
Degree of Potential Community Impact/ Outrage	<i>Project/ Issue/ Decision will have little effect on the FCRC community with minimal changes or impact.</i>	<i>Project/ Decision will resolve a problem or issue that will benefit the community with some inconvenience for the community i.e some loss or change.</i>	<i>Project/ Decision will create change that will have an impact on the FCRC community with a high degree of real or perceived impact/ conflict/ or outrage.</i>
<i>How do you rate level of change and potential for conflict or outrage with the community over the issue/ decision/ project?</i>	0	0	3
Degree of Sensitivity	<i>Overall the project is supported by the majority of the community. Limited sensitivities i.e not political - no problems in the past.</i>	<i>Some influential stakeholder/ industry groups in the community are likely to be disgruntled or opposed to the project/ decision. There is some controversy/ conflict at the local level with some known vocal opponents.</i>	<i>Community expectations about the project may be different to those of the decision makers. Large sections of the community are likely to be disgruntled or opposed to the project/ decision. There is high levels of controversy at the local level with key stakeholders/ influencers known opponents.</i>
<i>How do you rate the potential for social, environmental, political damage/ outrage, if the wrong decision is made?</i>	0	2	0
Budget	<i>Low financial implications, low profile and minor risk</i>	<i>Moderate financial implications, medium profile and moderate risk.</i>	<i>High financial implications, high profile, moderate to high risk</i>
<i>How do you rate the financial implications of the project including budget allocation?</i>	0	2	0
Communication	<i>Simple facts/ minimal information to be be communicated and understood.</i>	<i>Detailed information with some concepts to be communicated and understood.</i>	<i>Significant technical data and concepts to be communicated and understood</i>
<i>How much information needs to be communicated to the community for them to participate? (i.e learning to make informed decision, no. of technical concepts etc)</i>	0	2	0
Decision Making	<i>No to limited unknowns</i>	<i>Some unknowns</i>	<i>Many unknowns</i>
<i>How do you rate the number of unknowns in the decision making of the issue/ project/ decision?</i>	0	2	0
Totals	0	8	6
<p>Please remember these tools are technical tools, when the issue or project may not be that black and white – ultimately your decision as the project officer/ manager may be to include aspects of multiple levels of engagement across the spectrum of - Inform, Consult, Involve, Collaborate, Empower.</p> <ul style="list-style-type: none"> • If most of your answers are LOW then Involve and Consult methods may be appropriate for your project. (6-8) • If most of your answers are scattered between LOW, MEDIUM and HIGH then Consult and Involve methods may be appropriate for your project. (8-10) • If most of your answer are MEDIUM then Involve and Collaborate methods may be appropriate. (10-12) • If most of your answers are HIGH you should be considering using Involve, at least, but more appropriately Collaborate methods. (14-18) 			

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STAKEHOLDER ANALYSIS

Name/ Group	Why are they a Stakeholder?	Influence/Interest/ Impact	Level of Engagement	Plan/ Methods	Key Messages
Government					
Queensland Government (incl. The Department of State Development, Infrastructure, Local Government and Planning (DSDILGP), Other Departments and agencies as needed)	Responsible for state interest review and decision-making related to the planning scheme.	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 planning scheme.	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 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 (incl. Roadshow and Online Engagement)	Your expertise helps shape a planning scheme that meets the region's needs.
Local Representatives – Federal Member for Hinkler Federal Member for Wide Bay State Member for Hervey Bay State Member for Maryborough	Represent community and regional interests in the planning scheme.	High/High/Low – Keep Satisfied	Inform, Consult	Formal letter invitation and information to participate in engagement process. Include 'advocate for a timely process'.	We invite your feedback as a key stakeholder. Your support ensures the planning scheme reflects the future of the Fraser Coast.

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RDA Wide Bay Burnett	Represent community and regional interests	Low/High/Low – Keep Satisfied	Inform, Consult	Formal letter invitation and information to participate in engagement process.	We invite your feedback as a key stakeholder. Your support ensures the planning scheme reflects the future of the Fraser Coast.
Community Groups					
Local Progress Associations, Small Community Groups and Community Associations	Provide feedback on how planning amendments impact specific community interests. Represent smaller communities with unique needs and perspectives.	Low/High/ High – Keep Satisfied	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Roadshow and Online Engagement)	<p>We invite your feedback as a key stakeholder. Your feedback is essential to creating a scheme that addresses local community priorities.</p> <p><i>Note: Present program of future works.</i></p> <p>Include key messaging from Education Phase:</p> <ul style="list-style-type: none"> • A planning scheme is a handbook that guides land use and development to balance growth, sustainability, and community needs. • It affects how land is used, where housing and businesses are located, and how the region develops in the future. • We're updating the planning scheme to reflect how our

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					community is growing and to make sure our neighbourhoods [communities] stay great places to live.
Specific Interest Groups					
Planning consultants, building certifiers, real estates, engineering consultants.	Provide feedback on how planning amendments impact specific interests. Advocate for specific outcomes related to development.	Low/High/ High – Keep Satisfied	Inform, Consult	<p>Invitation to participate in engagement and keep informed through the process.</p> <p>Activities:</p> <ul style="list-style-type: none"> • General presentation • stakeholder focus session or separate workshop, • roadshow, • survey 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 scheme that addresses local priorities.
Development Associations (UDIA, FCPIA)	Provide feedback on how planning amendments impact specific interests. Advocate for specific outcomes related to development.	High/ High / High – Key Players	Inform, Involve	<p>Invitation to participate in engagement and keep informed through the process.</p> <p>Activities:</p> <ul style="list-style-type: none"> • General presentation • stakeholder focus session or separate workshop, • roadshow, survey 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 scheme that addresses local priorities.
Agricultural Industry (i.e Cane Growers, Ag Force Etc)	Provide feedback on how planning amendments impact	Low/High/ High – Keep Satisfied	Inform, Consult, (Include in pre engagement Planning	Email invitation and information to participate in	We work with you to deliver development outcomes for our region.

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	specific interests. Advocate for specific outcomes related to development.		Scheme Education Phase)	engagement process activities (incl. Face to Face and Online Engagement)	We invite your feedback as a key stakeholder. <i>Note: Present program of future works.</i> Include key messaging from education phase – see Community Group line for examples above. Your feedback is essential to creating a scheme that addresses local priorities.
Housing Groups (i.e. Community Housing Limited, Regional Housing Hervey Bay)	Provide feedback on how planning amendments impact specific interests. Advocate for specific outcomes related to development.	Low/High/ High – Keep Satisfied	Inform, Consult, (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Face to Face and Online Engagement). Utilise Council's existing network connections and provide stakeholder focus session that highlights key changes that may be of interest to them.	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 scheme that addresses local community priorities.
Logistics and Transport Industry	Provide feedback on how planning amendments impact specific interests.	Low/Low/ Low – Checkin Monitor	Inform, Consult, (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Face to Face and Online Engagement)	We invite your feedback as a key stakeholder. <i>Note: Present program of future works.</i> Include key messaging from education phase – see Community Group line for examples above.

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					Your feedback is essential to creating a scheme that addresses local community priorities.
Heritage and Historical Groups	Provide feedback on how planning amendments impact specific interests. Advocate for specific outcomes related to development.	Low/High/ High – Keep Satisfied	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Face to Face and Online Engagement). Attend Culture & Heritage Advisory committee and highlight key changes that may be of interest to them.	We invite your feedback as a key stakeholder. Your feedback is essential to creating a scheme that addresses local community priorities.
Fraser Coast School Captains Network (Maryborough and Hervey Bay)	Engage young people in shaping the future and understanding planning impacts.	Low / Low / High – Keep Informed	Inform, Involve	Email invitation and information to participate in engagement process activities (incl. Face to Face and Online Engagement) Note - Attend one of the scheduled meetings (1 x term – Maryborough and Hervey Bay).	We invite your feedback as a key stakeholder. Your participation helps us plan for the next generation and address future needs. Include key messaging from education phase – see Community Group line for examples above.
Business Community					
Chambers of Commerce (Hervey Bay, Maryborough, Tiaro, Howard)	Represent businesses across the region.	High / High/ High - Key Players	Inform, Involve (Include in pre engagement Planning Scheme Education Phase)	Invitation to participate in engagement and keep informed through the process. i.e Offer to present at one of their network meetings , survey and	We invite your feedback as a key stakeholder. Your insights ensure the planning scheme supports thriving local businesses.

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				other engagement opportunities.	Include key messaging from education phase – see Community Group line for examples above.
Fraser Coast Young Professionals	Represent businesses across the region. Could be affected by - by zoning, infrastructure amendments	Low/ High/ High – Keep Informed	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Invitation to participate in engagement and keep informed through the process. i.e. Invite to attend roadshow, offer to present at one of their network meetings , survey and other engagement opportunities	We invite your feedback as a key stakeholder. Your insights ensure the planning scheme supports thriving local businesses. Include key messaging from education phase – see Community Group line for examples above.
BizWomen Connect Fraser Coast	Women Business Network Group – represent different businesses across the region.	Low/ High/ High – Keep Informed	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Invitation to participate in engagement and keep informed through the process. i.e invite to attend roadshow, survey and other engagement opportunities	We invite your feedback as a key stakeholder. Your insights ensure the planning scheme supports thriving local businesses. Include key messaging from education phase – see Community Group line for examples above.
Small business groups/ stakeholders	Could be affected by - by zoning, infrastructure amendments	Low/ High/ High – Keep Informed	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Utilise existing small business groups/ stakeholders and invite them to attend roadshows and participate in online engagement	We invite your feedback as a key stakeholder. Your insights ensure the planning scheme supports thriving local businesses. Include key messaging from education phase – see Community Group line for examples above.
Tourism Industry					

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FCTE (Fraser Coast Tourism and Events)	Relies on planning outcomes for sustainable tourism growth and infrastructure.	Low/ High/ High – Keep Satisfied	Inform, Involve (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Roadshow and Online Engagement). Organise attending one of their meetings and present package 1 (including highlighting key changes that will be of interest to them).	We invite your feedback as a key stakeholder. Help us shape a planning scheme that enhances tourism opportunities in the region. Include key messaging from education phase – see Community Group line for examples above.
Major Tourism Operators (ask FCTE and Economic Development & Tourism team to help facilitate contact)	Relies on planning outcomes for sustainable tourism growth and infrastructure.	Low / Low / Low – Checkin / Monitor Low/ High/ Low – Keep Informed Some operators will be more interested than others.	Inform/ Consult (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Roadshow and Online Engagement)	We invite your feedback as a key stakeholder. Help us shape a planning scheme that enhances tourism opportunities in the region. Include key messaging from education phase – see Community Group line for examples above.
Education					
All schools in the region (i.e Primary, Secondary)	Reach young people, education of planning scheme and input on key issues. Future of the region.	Low/Low/Low – Low/ High / Low Checkin Monitor – Keep Satisfied <i>(Note: Some School's will have higher interest in the process than others and will see benefit in students being involved etc)</i>	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Roadshow and Online Engagement) Use to this opportunity to create and build a relationship.	We invite your feedback as a key stakeholder. Your participation helps us plan for the next generation and address future needs. Include key messaging from education phase – see Community Group line for examples above.

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Sunshine Coast University – Fraser Coast campus	Reach young people, education of planning scheme and input on key issues. Future of the region.	Low/High/ Low – Keep Informed	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process Use to this opportunity to create and build a relationship.	We invite your feedback as a key stakeholder. Your participation helps us plan for the next generation and address future educational needs. Include key messaging from education phase – see Community Group line for examples above.
Tafe Wide Bay Burnett (Hervey Bay and Maryborough)	Reach young people, education of planning scheme and input on key issues. Future of the region.	Low/ High/ Low – Keep Informed	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process Use to this opportunity to create and build a relationship.	We invite your feedback as a key stakeholder. Your participation helps us plan for the next generation and address future educational needs. Include key messaging from education phase – see Community Group line for examples above.
Indigenous Groups					
BNTAC - Butchulla	Provide indigenous and cultural perspectives to guide development.	Low / High / Low – Keep Informed	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Letter invitation and information to participate in engagement process activities (incl. Roadshow, Online Engagement etc)	We invite your feedback as a key stakeholder. Your feedback helps to ensure the planning scheme meets the region’s needs. Include key messaging from education phase – see Community Group line for examples above.
BAC - Butchulla	Provide indigenous and cultural	Low / High / Low – Keep Informed	Inform, Consult	Letter invitation and information to	We invite your feedback as a key stakeholder.

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	perspectives to guide development.		(Include in pre engagement Planning Scheme Education Phase)	participate in engagement process activities (incl. Roadshow, Online Engagement etc)	Your feedback helps to ensure the planning scheme meets the region's needs. Include key messaging from education phase – see Community Group line for examples above.
Kabi Kabi	Provide indigenous perspectives to guide development.	Low / High / Low – Keep Informed	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Letter invitation and information to participate in engagement process activities (incl. Roadshow, Online Engagement etc)	We invite your feedback as a key stakeholder. Your feedback helps to ensure the planning scheme meets the region's needs. Include key messaging from education phase – see Community Group line for examples above.
Environment					
Mary River Catchment Coordination Association Inc	Advocate for sustainable practices and preservation of natural resources.	Low / High / Low – Keep Informed	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Roadshow, Online Engagement etc). Utilise Environment and Sustainability advisory committee meeting to present package 1.	We invite your feedback as a key stakeholder. Your insights help us balance development with environmental sustainability. Include key messaging from education phase – see Community Group line for examples above.

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Fraser Coast branch of the Wildlife Preservation Society of Queensland (Wildlife Queensland)	Advocate for sustainable practices and preservation of natural resources.	Low / High / Low – Keep Informed	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Roadshow, Online Engagement etc) Utilise Environment and Sustainability advisory committee meeting to present package 1.	We invite your feedback as a key stakeholder. Your insights help us balance development with environmental sustainability. Include key messaging from education phase – see Community Group line for examples above.
Wide Bay Burnet Environment Council	Advocate for sustainable practices and preservation of natural resources.	Low / High / Low – Keep Informed	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Roadshow, Online Engagement etc) Utilise Environment and Sustainability advisory committee meeting to present package 1.	We invite your feedback as a key stakeholder. Your insights help us balance development with environmental sustainability. Include key messaging from education phase – see Community Group line for examples above.
Burnett Mary Regional Group	Advocate for sustainable practices and preservation of natural resources.	Low / High / Low – Keep Informed	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Roadshow, Online Engagement etc) Utilise Environment and Sustainability advisory committee meeting to present package 1.	We invite your feedback as a key stakeholder. Your insights help us balance development with environmental sustainability. Include key messaging from education phase – see Community Group line for examples above.
Various Landcare councils and Environment groups	Advocate for sustainable practices	Low / High / Low – Keep Informed	Inform, Consult (Include in pre engagement Planning	Email invitation and information to participate in	We invite your feedback as a key stakeholder. Your insights help us

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	and preservation of natural resources.		Scheme Education Phase)	engagement process activities (incl. Roadshow, Online Engagement etc) Utilise Environment and Sustainability advisory committee meeting to present package 1.	balance development with environmental sustainability. Include key messaging from education phase – see Community Group line for examples above.
Sport and Recreation					
Sport associations and recreation groups – i.e. incl (but not limited to) Basketball, Football (soccer), AFL, NRL, Tennis, Cricket, Netball, Hockey, Swimming, Pickleball etc	Use public spaces and facilities impacted by planning decisions.	Low / Low / Low – Check in / Monitor Low/ High/ Low – Keep Informed Some groups will be more interested than others.	Inform, Consult, (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Roadshow, Online Engagement etc)	We invite your feedback as a key stakeholder. Your feedback ensures the planning scheme meets current and future recreational needs. Include key messaging from education phase – see Community Group line for examples above.
Small Communities					
See community groups above, plus smaller communities such as Glenwood, Aldershot, River Heads and others	Represent smaller communities with unique needs and perspectives.	Low / Low / Low – Check in / Monitor Low/ High/ Low – Keep Informed Some groups will be more interested than others.	Inform, Consult (Include in pre engagement Planning Scheme Education Phase)	Email invitation and information to participate in engagement process activities (incl. Roadshow, Online Engagement etc) Utilise Council’s database of contacts and community publications.	We invite your feedback as a key stakeholder. Your input ensures we address key issues and opportunities in your area. Include key messaging from education phase – see Community Group line for examples above.
Media					
Communications and Marketing team to distribute through their media contacts	Help Council in spreading messages		Inform (Include in pre engagement Planning	Media Release	We are seeking stakeholder and community feedback in

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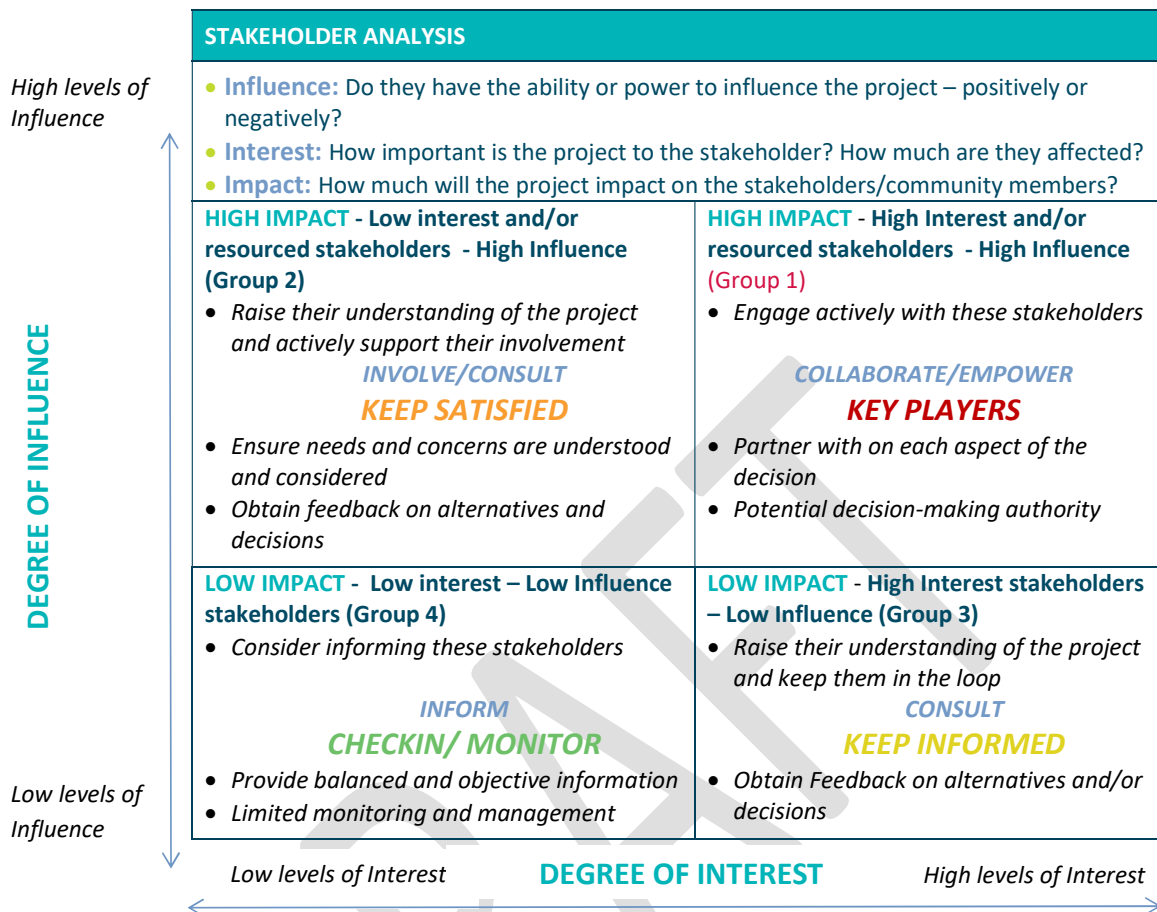


	to reach the broader community		Scheme Education Phase)		relation to the Draft Planning Scheme amendments Include key messaging from education phase – see Community Group line for examples above.
General					
Residents and Ratepayers <i>(Priority engagement with those effected by changes)</i>	Will be interested in how the changes to the planning scheme 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 (Include in pre engagement Planning Scheme Education Phase)	Media, Emails – invite to roadshow and to complete survey etc.	We invite your feedback as a key stakeholder. Your voice is important to shaping a planning scheme that meets the community’s needs. Include key messaging from education phase – see Community Group line for examples above.

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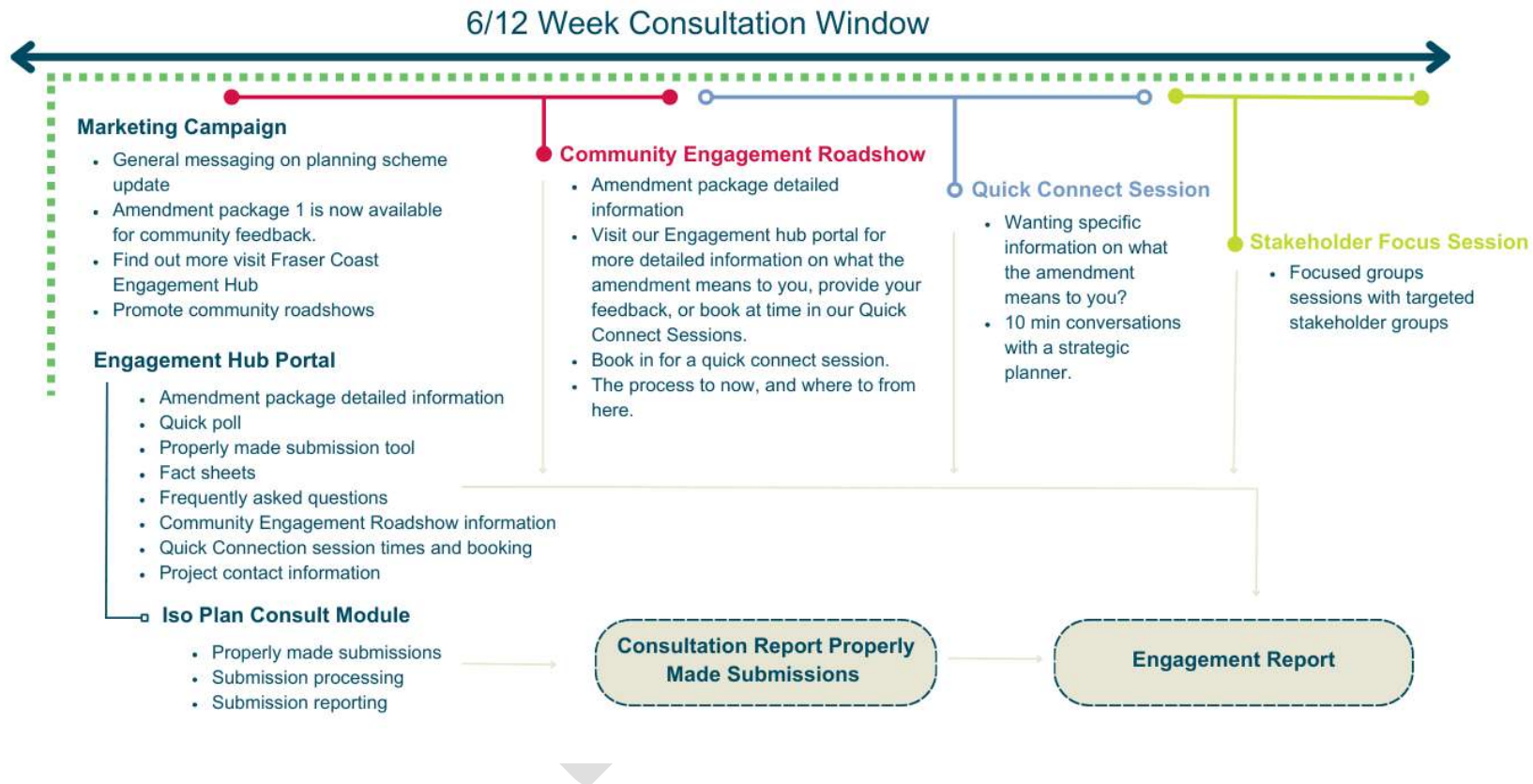
STAKEHOLDER ANALYSIS



COMMUNICATIONS & ENGAGEMENT PLAN: AMENDMENT PACKAGE ONE

KEY MESSAGES:	
1	We are inviting you to have your say on proposed major amendment Package 1 to Council’s Planning Scheme!
2	Find out what’s included in Amendment Package 1, and what it means for your property, town and region.
3	As part of the Building Better Neighbourhoods Framework, a number of amendment packages will be released at varying stages, in response to the projects identified through the framework’s themes.
4	For more information on how to have your say on the current Amendment Package, and to find out more on the Building Better Neighbourhoods Framework, visit the Fraser Coast Engagement Hub .
5	Want to find out more on Amendment Package 1. Visit us during one of our pop-up shops during our community roadshows - for places and times, please check Fraser Coast Engagement Hub .
6	Do you have a specific question about what Amendment Package One means to you or your property? Speak with one of our Planners during our Quick Connect sessions. visit Fraser Coast Engagement Hub for a time and date near you, or to book in.
7	A planning scheme is a handbook that guides land use and development to balance growth, sustainability, and community needs.
8	A local planning scheme outlines what sort of development you can expect in your local area.

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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	<ul style="list-style-type: none"> Communications & Marketing Team 	<ul style="list-style-type: none"> General messaging on planning scheme update Amendment package 1 is now available for community feedback. Find out more visit Fraser Coast Engagement Hub Promote community roadshows 	Inform (and Educate)	Lead: Marketing and Communication Support: Community Engagement	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"> Amendment package detailed information Link to amendments in IsoPlan (see below for details) Quick poll Properly made submission tool Fact sheets Frequently asked questions Community Engagement Roadshow information Quick Connection session times and booking Project contact information 	Consult	Lead: Community Engagement Support: Strategy and Sustainability Department	6 weeks - Whole duration of engagement, content specific to engagement opportunities will become available intime with the specified activities.
IsoPlan Consult module for submissions making and processing. This tool is important to minimise manual	Whole of community	Strategy and Sustainability Department	<ul style="list-style-type: none"> Online tool used for planning scheme publication with details of proposed amendments. Provides quick answers and saves lengthy wait times for Council planning experts. Ability to submit properly-made submissions on this platform, also saving processing time. 	Consult	Lead: Strategy and Sustainability Department	Total period of engagement (6-8 weeks)

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processing of submissions						
Stakeholder Focus Groups	Specific identified stakeholder groups eg (Development Industry, Business, Enviro etc)	Community Engagement team Strategic Planning team	<p>Focused group sessions with targeted stakeholder groups.</p> <ul style="list-style-type: none"> Utilise existing network meetings, groups and committee meetings (where possible) – go to stakeholders Additional workshop presentations as needed 	Involve	<p>Lead: Community Engagement</p> <p>Support: Strategy and Sustainability Department</p>	1-2 weeks (several months planned ahead)
Community Engagement Roadshow	Whole of community	Communications and Marketing materials Community Engagement team Strategic Planning team Development Assessment Planners	<ul style="list-style-type: none"> Amendment package detailed information Visit our Engagement hub portal for more detailed information on what the amendment means to you, provide your feedback, or book at time in our Quick Connect Sessions. Book in for a quick connect session. The process to now, and where to from here. 	Involve	<p>Lead: Community Engagement</p> <p>Support: Strategy and Sustainability Department</p>	4 weeks
Quick Connect Sessions	Specific community members	Strategic Planning team Development Assessment Planners Engineers	<ul style="list-style-type: none"> Wanting specific information on what the amendment means to you? 10 min conversations with a planner. 	Consult	<p>Lead: Strategy and Sustainability Department</p> <p>Support: Community Engagement</p>	2 weeks

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Engagement Phase/ Communications Method	Stakeholder/A udience	Resources	Notes	Responsibility	Timing
Collate and analyse feedback from roadshows, survey and direct submissions	Project team	Internal		CD&E Strategy and Sustainability Department	4 weeks after engagement for each package
Provide report to Project Team to modify package and/or forward to State government for review	State government	Internal		Strategy and Sustainability Department	TBD based on feedback volume and complexity.
Community Engagement team reviews engagement methodology and outcome at end of project.	CD&E	Internal		Community Engagement team	After engagement for each package, and at end of engagement project

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PROVISIONAL BUDGET

	Item	Description	Amount	
Marketing and Communications Campaign	Advertising	<ul style="list-style-type: none"> 2 x Newspaper advertisement (Maryborough and Hervey Bay) @ \$2,000 each 4 x Corflutes advertisement boards (6 locations) @ \$100 each 4 x Social media boosts @ \$500 per boost 8 x VMS electronic message Boards (for 2 weeks) @ \$1,000 per week Inhouse posters, artwork, etc. 	\$24,400	
	Engagement Hub	Within operational budget	N/A	
Community Engagement Campaign	IsoPlan	Within operational budget	N/A	
	Direct	Community Engagement Roadshow Venue Hire & equipment hire	Recommend five locations (Pialba, Maryborough, Tiaro, Howard, Burrum Heads), possible one additional location for seaside villages (Maroom, Poona, Boonooroo, Tinnanbar) Venues can be community halls, mostly low-cost hire, budget \$500/hall x6. Possible equipment hire at each venue (chairs, tables) x 6 @\$200 each Possible hall signage for the roadshow – banner or corflute x6 @300 No catering required.	\$6,000
		Quick Connect Sessions	Venue and Equipment Hire	\$3000
		Focus Group Sessions	Traditional Owners	TBD
		Focus Group Sessions	Industry stakeholder workshops in venue and equipment hire	\$6,000
Human Resourcing	Additional overtime for weekend roadshow events and after-business-hours Est three staff per roadshow event at 5 hours (including set up and pull down), by six for Amendment Package One at average \$60/hr Est three staff per stakeholder workshop after-hours x 3 at average \$60/hr	TBD		
Amendment Print Documents	Planning scheme (including policies and maps) 10 copies @ \$200.00 each = \$2,000.00 2 x copies for display at Maryborough and Hervey Bay Customers Services 5 x copies for display at Libraries (Burrum Heads, Hervey Bay, Howard, Maryborough, and Tiaro) <ul style="list-style-type: none"> 3 x copies for display at Roadshows 	\$2,000		
Response to Properly Made Submissions	Dependent on the number of submissions received and in what form (email or post) Contingency for outsourcing postal of 3,000 submission responses @ \$2.20 per letter	\$6,600		
Engagement Reporting	Communication and materials	\$1,500		
Contingency (10%)	Additional sessions, venue costs, social media boosts, etc.	\$4,950		
Total budget estimate			\$54,450	

ENGAGEMENT PLAN

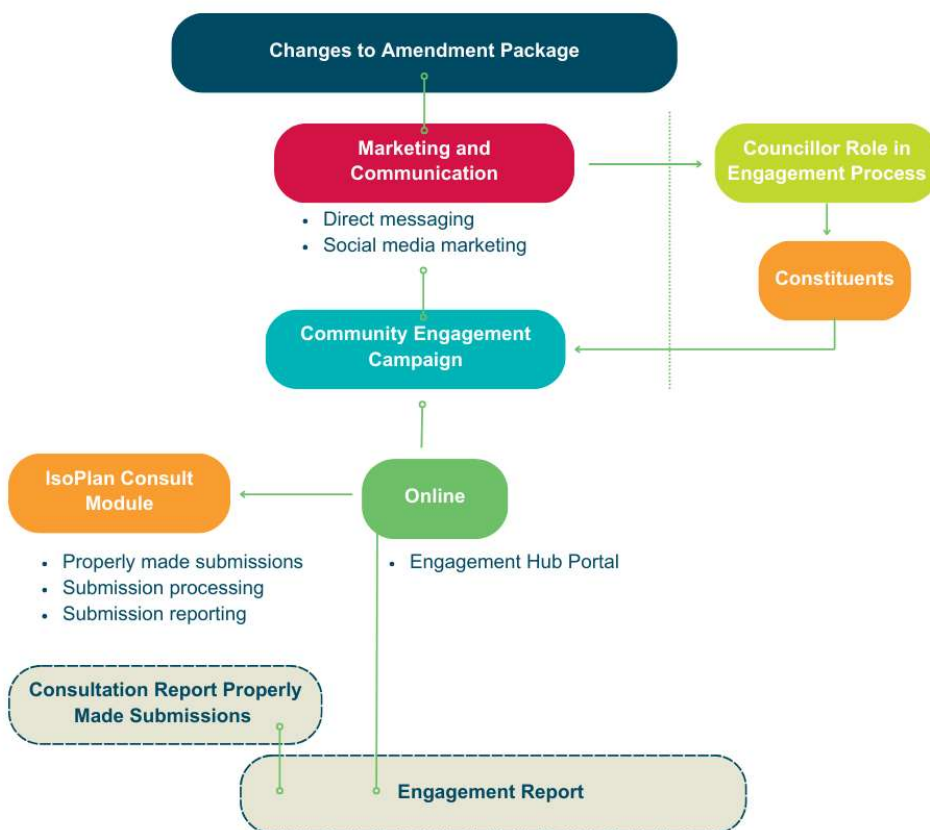


ENGAGEMENT PROCESS FOR COMMUNICATING REQUESTED CHANGES

Whereby it is requested to make changes to the proposed amendment following the primary engagement and communication consultation process, the following direct consultation process will be undertaken utilising a more concise process.

This communication process utilises online engagement methods and direct marketing and communication, including communication to those who participated in the first phase of engagement.

The messaging will be focused on the changes to the amendment since the primary consultation phase, inviting properly made submissions to be submitted via our online engagement portal. Face to face engagement will not be included in this phase of engagement.



ENGAGEMENT PLAN



ENGAGEMENT PLAN REVIEWED & APPROVED

Project Manager/Officer	Name	Title	Signature	Date
	Lauren Payler	Manager Strategic Land Use Planning		
Manager Or Executive Manager (Responsible)	Name	Title	Signature	Date
	Rosalyn Acworth	Executive Manager Strategy and Sustainability		
Engagement Plan saved in DOCS#	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	DATE:	REF: # 5111601	NAME:

ENGAGEMENT PLAN




APPENDICES

LEVELS OF ENGAGEMENT

<i>Community's Increasing Impact on the Decision</i>	Inform	<i>The Fraser Coast Regional Council will seek and share information with the community about the strategy, program or initiative and what is being done</i>
	Consult	<i>The Fraser Coast Regional Council will ask the community to provide feedback on the proposed strategy, program or initiative</i>
	Involve	<i>The Fraser Coast Regional Council will work with the community to generate ideas and seek feedback on the potential strategy, program or initiative</i>
	Collaborate	<i>The Fraser Coast Regional Council will partner with community and share in the development and decisions about the potential strategy, program or initiative</i>
	Empower	<i>The Fraser Coast Regional Council will implement an action based on the position of community.</i>

DRAFT

This document summarises the key Package 1 changes to the *Fraser Coast Planning Scheme 2014*. Amendments are categorised under the 7 key themes detailed in the *Building Better Neighbourhoods Roadmap*. Words in bold identify the main section of the scheme the changes can be found. Given the integrated nature of a planning scheme other sections are also likely to have amendments supporting the key changes.



PROVIDE HOUSING DIVERSITY AND CHOICE

1. Updated **Strategic Framework** Settlement pattern theme to reflect findings from the *Housing Diversity and Land Supply Study* undertaken by Urbis and the introduction of more refined place types across the region.
2. Identification of the Tavistock Street Council administration site, the Hervey Bay TAFE site and part of central Maryborough as Infill catalyst area in the **Strategic Framework**.
3. Identification of Urban growth investigation areas, Rural Township investigation areas and Rural residential investigation areas in the **Strategic Framework** to safeguard future growth fronts and provide direction on prioritisation of Councils strategic land use planning activities.
4. Introduction of a **Low-medium density residential zone** within parts of the existing Hervey Bay and Maryborough urban area to encourage infill development opportunities and gentle density.
5. Changes to the minimum lot size for the Rural residential zone in the **Reconfiguring a lot code** to encourage better utilization of existing Rural residential zoned areas.
6. Changes to minimum lot sizes in the **Low, Medium and High density residential zones** to ensure lot sizes encourage a diversity of housing types.
7. Changes to the **Reconfiguring a lot code** requirements for small residential lots to improve clarity on acceptable locations and design.
8. Introduction of a **Township zone** to better support the unique characteristics and development opportunities within rural and coastal townships.
9. Changes to the "self assessable" requirements in the **Dwelling house code**, including requirements for secondary dwellings, boundary setbacks and shed heights to reduce the number of applications lodged with Council for non-compliance with acceptable outcomes.
10. Replace "**Dual occupancy code**" with "**Dual occupancy and triplex code**" to improve design outcomes and include self-assessable requirements for triplex development to encourage gentle density and housing diversity in well serviced locations.
11. Separation of **Development Code** requirements for **Relocatable home parks** and **Tourist parks** to reflect the modern form these developments (E.g. Relocatable home parks as lifestyle villages).
12. Improvements to **Multi-unit residential uses code** to support improved diversity and flexible design outcomes.
13. Changes to building height requirements in the **Medium density zone codes** to improve viability of construction of multiple dwellings in these areas.
14. Revisions to the format of **zone codes** to improve clarity on the desired outcomes for different locations and respond to contemporary standards and guidelines.



IMPROVE THE LIVEABILITY OF OUR NEIGHBOURHOODS

15. New **Urangan South local plan code** to reflect development constraints in the locality.
16. Revisions to the **St Helens emerging community local plan code** to include dam failure impact area, additional buffer areas and reflect development which has progressed.
17. Removal of the **Granville emerging community local plan code** to reflect changes to development potential of the locality.
18. Removal of the **Kawungan North East emerging community local plan code** to reflect development which has substantially commenced.
19. Revisions to the **Nikenbah emerging community local plan code** to remove areas where development has occurred, and include additional buffers and provision of infrastructure.
20. Updates to **Doolong Flats/Ghost Hill emerging community local plan code** to remove areas where development has occurred, reflect outcomes from development approvals and identify alternative location for a major road connection, community facility and open space area.
21. Revisions to the **Reconfiguring a lot code** to reflect current State Planning Policy requirements and support best practice design outcomes.
22. Updated **Landscaping code** to improve its application across different development types and clarify the intended function.
23. Updated **Advertising devices code** to better regulate modern types of signage including moving and illuminated signs.
24. Separation of the **Heritage overlay code** and the **Character overlay code** to improve clarity of the intent of each overlay.
25. Refinements to requirements for **Heritage overlay code** to facilitate their adaptive reuse and reduce onerous triggering of applications where impacts on heritage values are negligible.
26. Changes to the **Character overlay code** and mapping to reduce onerous triggering of applications and improve clarity to support infill development and adaptive reuse.
27. Integration of Council strategies (e.g. Parks Strategy, Active Transport Strategy, Greening Fraser Coast Strategy) throughout the **Codes** and **Planning Scheme Policies**.
28. New **Planning Scheme Policy for place types and urban design principals** to provide guidance on the character intent for different zones, design principals for urban development, housing diversity and urban consolidation and medium-rise and high-rise buildings on the Fraser Coast.



PROTECT AND ENHANCE OUR UNIQUE AND NATURAL ENVIRONMENT

28. Introduce a new **Planning scheme policy for environmental assessments and management** providing guidance on compliance with the Biodiversity areas, waterways and wetlands overlay code.
29. New **Stormwater quality code** and new sections in the **Planning scheme policy for development works** to include stormwater management and stormwater quality to reflect State Planning Policy requirements.
30. Integration of corridors methodology within the **Strategic Framework** and introduction of a **Planning scheme policy for waterway corridors**.
31. New **Onsite sewage facilities code** and **Planning scheme policy for onsite sewage facilities** to address increasing risks to human and environmental health arising from unsewered lots across the region.
32. Additional requirements, including increases to the minimum lot sizes in the **Reconfiguring a lot code** for the creation of lots which are not connected to Municipal sewer and/ or water supply.



IMPROVE OUR RESILIENCE TO NATURAL HAZARDS

33. Updated **Strategic framework** contents to reflect State Planning Policy requirements for a risk-based approach to addressing natural hazards.
34. Updates to the **Bushfire hazard overlay code** to reflect the State Planning Policy risk-based framework.
35. New **Planning scheme policy for Bushfire** to provide guidance on compliance with the Bushfire overlay code.
36. Introduction of **Resilience precincts** for bushfire, coastal and flood to ensure new development does increase the number of people living in natural hazard areas.
37. Update the **Flood Hazard Overlay Map OM-008.1** and **OM-008.2** to reflect the Flood Hazard Area currently reflected in the adopted Temporary Local Planning Instrument TLPI 01/24 – Flood Hazard Area.



EFFICIENTLY PLAN AND DELIVER INFRASTRUCTURE

37. New **Planning scheme policy for development works** to provide more detailed guidance on compliance with engineering requirements and bring it into line with current standards and best practice.
38. Replacement of the Infrastructure overlay code with the **Infrastructure, emissions and hazardous activities overlay code** and mapping to consider buffering and avoidance of more incompatible activities as required by the State Planning Policy.
39. Integration of elements of the Parks Strategy into the **Planning scheme policy for development works**, the **Strategic Framework** (local environmental parks) and the **Zone maps**.
40. Revisions to the **Local Government Infrastructure Plan (LGIP)** to align with the changes to zoning and the Strategic Framework settlement pattern theme.



SUPPORT THE CREATION OF EMPLOYMENT OPPORTUNITIES

40. Updated **Strategic framework** contents and mapping to reflect a refreshed vision for economic opportunities in the region including identification of "**Industry Investigation Areas**" in Torbanlea and Aldershot.
41. Updated **Maryborough principal activity centre local plan code** and mapping to support activation of the centre.
42. Updated **Pialba principal activity centre local plan code** and mapping to reflect the latest Hervey Bay City Centre Master Plan.
43. Revisions to the **Tables of assessment** to encourage business and industry opportunities by minimising requirements for applications to Council for the right activities in the right zone.
44. Changes to **Industry thresholds** to align with emerging and innovative industry activities and processes.
45. Updates to the **Home-based business code** to address identified operational and nuisance issues while supporting innovative small-scale business.
46. Identification of the Hervey Bay TAFE site as a new **Mixed use zone** precinct to promote its potential as a future mixed use medical precinct.
47. Updated **Nature-based tourism code** to improve clarity and alignment with local law management requirements and continue to support establishment of nature-based accommodation and self-contained RV camping grounds.

48. Revisions to **K'gari (Fraser Island) and Great Sandy Straits overlay code** and **Tables of assessment** to better reflect the unique environmental constraints and tourism-based economy which should be considered for development on the island.
49. Changes to building height requirements to support activation of **Activity Nodes** and support functionality of other industrial and commercial buildings.



50. New online planning scheme drafting and viewing system.
51. Updates to **Strategic Framework, Zone codes** and **Development codes** to align with *Planning Act 2016* development assessment rules.
52. Removal of **Community facilities zone** annotations to simplify interpretation of appropriate uses.
53. Updated zoning of the Hervey Bay tourism nodes, from High density residential zone to **Mixed use zone (Esplanade activity nodes)** to better reflect the intent of the nodes and set the framework for future local area planning.
54. Changes to the **Limited development zone** to improve clarity on the reasoning for the limitations to development.
55. Full review of the levels of assessment of all uses to ensure the minimum level of assessment appropriate is applied.
56. New **Notes** and **Editors Note's** to clarify interpretation of the planning scheme.
57. Addition of illustrations within codes to assist with interpretation of the requirements.