



ORDINARY MEETING NO. 4/25 WEDNESDAY, 23 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 **ORDINARY MEETING** will be held in the Fraser Coast Regional Council Chambers, Kent Street, Maryborough on **WEDNESDAY, 23 APRIL 2025** at **10:00AM**.

A handwritten signature in black ink, appearing to read "Ken Diehm".

KEN DIEHM
CHIEF EXECUTIVE OFFICER

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

BUSINESS		PAGE NO.
ITEM NO.		
ORD 1	OPENING PRAYER	
ORD 2	APOLOGIES AND LEAVE OF ABSENCE	
ORD 3	DISCLOSURE OF INTERESTS	
	In accordance with the provisions of the Local Government Act 2009, Councillors are required to declare a "Prescribed Conflict of Interest" or "Declarable Conflict of Interest" that may exist on any item on the agenda of the Council or Committee Meeting.	
ORD 4	MAYORAL MINUTES	

ITEM NO.		PAGE NO.
ORD 5	CONFIRMATION OF MINUTES OF MEETINGS	
ORD 5.1	Ordinary Meeting No. 3/25 – 26 March 2025	4
ORD 6	OUTSTANDING ACTIONS	
ORD 6.1	Open Resolutions Register - April 2025	199
ORD 7	ADDRESSES/PRESENTATIONS	
ORD 7.1	Community Presentations	
ORD 8	DEPUTATIONS	
ORD 9	PETITIONS	
ORD 9.1	Receipt of Petitions	
ORD 10	COMMITTEES' REPORTS	
ORD 10.1	Traffic Advisory Committee Minutes - 4 February 2025	217
ORD 10.2	Water and Waste Services Advisory Committee Meeting Minutes - Meeting held on 21 March 2025	223
ORD 10.3	Informal Meetings - Record of Matters Discussed	228
ORD 11	OFFICERS' REPORTS	
ORD 11.1	Office of CEO	
	Nil	
ORD 11.2	Organisational Services	
ORD 11.2.1	Councillor Meeting Attendance for May 2025	250
ORD 11.2.2	2024/25 Operational Plan Progress Report - January to March 2025	253
ORD 11.2.3	Appointment of Deputy Mayor	281
ORD 11.3	Strategy, Community & Development	
ORD 11.3.1	Proposed Establishment - Community Safety Advisory Committee	284
ORD 11.3.2	Options for the utilisation of the proceeds of the sale of the land at Royle Street Maryborough	287
ORD 11.3.3	Reef Guardian Council Membership	314
ORD 11.4	Infrastructure Services	

ITEM NO.	PAGE NO.
ORD 11.4.1 Consideration for the Reduction of Parking Concerns in Endeavour Way, Eli Waters	343
ORD 11.4.2 Establishment of Temporary Beach Volleyball Courts at Pialba Foreshore	351
ORD 11.5 Water & Waste Services	
ORD 11.5.1 Water and Waste Services Advisory Committee Member Appointment	356
ORD 12 MATTERS/MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN	
ORD 12.1 Amendment to Meeting Procedures and Standing Orders for Council Meetings and Standing Committees	384
ORD 13 QUESTIONS ON NOTICE	
Nil	
ORD 14 GENERAL BUSINESS	
ORD 15 CONFIDENTIAL	
Council resolves that under the Local Government Regulation 2012 the Meeting be closed to the public.	
ORD 15.1 Application for Ministerial Exemption under s236(1)(f) Local Government Regulations 2012 - Lot 1 RP205010	-
Section 254J(3) (g) – <i>negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government</i>	
ORD 15.2 Contract - Council and HBC Build Australia Pty Ltd - 7-19 Hillyard Street Pialba	-
Section 254J(3) (g) – <i>negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government</i>	
ORD 16 LATE ITEMS	
ORD 16.1 Late Open Reports	
ORD 16.2 Late Confidential Reports	



ITEM NO: ORD 5.1



**MINUTES OF THE ORDINARY MEETING NO. 3/25
HELD IN THE FRASER COAST REGIONAL COUNCIL CHAMBERS, HERVEY BAY COUNCIL CHAMBERS, 77
TAVISTOCK STREET, HERVEY BAY
ON WEDNESDAY, 26 MARCH 2025 COMMENCING AT 10:00AM**

PRESENT:

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

STAFF IN ATTENDANCE:

Chief Executive Officer, Mr Ken Diehm
Director Strategy, Community & Development, Mr Gerard Carlyon
Director Organisational Services, Mr Keith Parsons
Director Infrastructure Services, Mr Davendra Naidu
Director Water & Waste Services, Mr Mark Vanner
Executive Manager Development, Mr James Cockburn
Senior Planner, Mr Tim Kitzelman
Meeting Secretary, Ms Chloe Hansen

Mayor George Seymour acknowledged the traditional owners of the land upon which we meet today, the Butchulla people and paid respects to the elders past, present and emerging.

ORD 1 OPENING PRAYER

George Seymour

Mayor – Fraser Coast Regional Council

ORD 2 APOLOGIES

Nil

ORD 3 DISCLOSURE OF INTERESTS

Nil

ORD 4 MAYORAL MINUTES

PROCEDURAL MOTION (George Seymour)

That the meeting be adjourned for 5 minutes to reconvene at 10:10am due to livestreaming issues.

Carried Unanimously

PROCEDURAL MOTION (George Seymour)

That the meeting be reconvened.

Carried Unanimously

ORD 4.1 2032 Olympic and Paralympic Games

RESOLUTION (George Seymour)

That Council:

1. Note that on 25 March 2025 the State Government announced that Maryborough would be the venue for archery at the 2032 Olympic and Paralympic Games
2. Expresses its appreciation to the State Government and other organising parties for their confidence in our region.
3. Commits to working with the State Government, the Games Organising Committee, and Archery bodies to making the event a success.
4. Reaffirms its continuing support to also provide pre-games training and acclimatisation venues.

Carried Unanimously

ORD 5 CONFIRMATION OF MINUTES OF MEETINGS

ORD 5.1 Ordinary Meeting No. 2/25 – 26 February 2025

RESOLUTION (Michelle Byrne/Paul Truscott)

That the minutes of the Ordinary Meeting No. 2/25 held on 26 February, 2025 be confirmed.

Carried Unanimously

ORD 6 OUTSTANDING ACTIONS

ORD 6.1 Open Resolutions Register - March 2025

RESOLUTION (Sara Faraj/Lachlan Cosgrove)

That Council receive and note the Open Resolutions Register – March 2025 as per Attachment 1 (eDocs#3752248).

Carried Unanimously

PROCEDURAL MOTION (George Seymour)

That the meeting be adjourned for 10 minutes to reconvene at 10:20am due to livestreaming issues.

Carried Unanimously

PROCEDURAL MOTION (George Seymour)

That the meeting be reconvened.

Carried Unanimously

ORD 7 ADDRESSES/PRESENTATIONS

ORD 7.1 Community Presentations

Elaine Lawrence

Elaine Lawrence spoke in opposition to MCU24/0009; Material Change Of Use -Service Station & Food And Drink Outlet; And Reconfiguring A Lot - One (1) Lot Into Two (2) Lots At - 82 Boundary Road, Urangan (Lot 13 Rp 153688)

Flo Sawers

Flo Sawers spoke in opposition to MCU24/0009; Material Change Of Use -Service Station & Food And Drink Outlet; And Reconfiguring A Lot - One (1) Lot Into Two (2) Lots At - 82 Boundary Road, Urangan (Lot 13 Rp 153688).

Christian Fritz

Christian Fritz spoke in opposition to MCU24/0009; Material Change Of Use -Service Station & Food And Drink Outlet; And Reconfiguring A Lot - One (1) Lot Into Two (2) Lots At - 82 Boundary Road, Urangan (Lot 13 Rp 153688).

Stephen Murphy

Stephen Murphy spoke in opposition to MCU24/0009; Material Change Of Use -Service Station & Food And Drink Outlet; And Reconfiguring A Lot - One (1) Lot Into Two (2) Lots At - 82 Boundary Road, Urangan (Lot 13 Rp 153688).

Yolande Bromet

Yolande Bromet requested that Council close Rosendale Park to RV's and campers

immediately.

David Harper

David Harper raised his concerns in relation to the need for replenishment of beach sand between the wooden boat ramp in Scarness and Aqua View Torquay.

Suzanne Taylor

Suzanne Taylor requested Council to undertake repairs to Bengston Road to service the Riverhead RV Park

RESOLUTION (Paul Truscott/Michelle Govers)

That Council note the verbal report provided by the Chief Executive Officer on the matters raised during Community Presentations.

Carried Unanimously

ORD 8 DEPUTATIONS

Nil

ORD 9 PETITIONS

ORD 9.1 Receipt of Petitions

ORD 9.1.1 Objection to a Rates Increase for 19 Taylor Street, Pialba

Councillor Sara Faraj tabled a petition from chief petitioner, William Woods containing 10 signatures regarding an objection to a rates increase for 19 Taylor Street, Pialba.

RESOLUTION (Sara Faraj/Lachlan Cosgrove)

That the petition be received.

Carried Unanimously

ORD 9.1.2 Request for Council clear a mudslide off pedestrian pathway and prevent any future occurrences outside Ozcare in Kawungan.

Councillor Sara Faraj tabled a petition from chief petitioner, Joan Skilleter containing 34 signatures regarding a request for Council clear a mudslide off the pedestrian pathway and prevent any future occurrences outside Ozcare in Kawungan.

RESOLUTION (Sara Faraj/Lachlan Cosgrove)

That the petition be received.

Carried Unanimously

ORD 9.1.3 Objection to MCU 24-0009 at 82 Boundary Road, Urangan

Councillor John Weiland tabled a petition from chief petitioner, Kelly and Christian Fritz containing 87 signatures regarding an objection to MCU 24-0009 at 82 Boundary Road, Urangan.

RESOLUTION (John Weiland/Michelle Govers)

That the petition be received.

Carried Unanimously

RESOLUTION (John Weiland/Daniel Sanderson)

That order of business be amended to consider item ORD 11.3.7 – MCU24/0009; RAL24/0009 - Material Change of Use - Service Station & Food and Drink Outlet; and Reconfiguring a Lot - One (1) Lot into Two (2) Lots - 82 Boundary Road, Urangan (Lot 13 RP 153688).

Carried Unanimously

Councillor Zane O'Keefe left the Chamber at 11:05am.

Councillor Zane O'Keefe returned to the Chamber at 11:06am.

Councillor Daniel Sanderson left the Chamber at 11:23am.

Councillor Paul Truscott left the Chamber at 11:23am.

Councillor Daniel Sanderson returned to the Chamber at 11:25am.

Councillor Paul Truscott returned to the Chamber at 11:25am.

Councillor John Weiland left the Chamber at 11:28am.

Councillor John Weiland returned to the Chamber at 11:29am.

ORD 11.3.7 MCU24/0009; RAL24/0009 - Material Change of Use - Service Station & Food and Drink Outlet; and Reconfiguring a Lot - One (1) Lot into Two (2) Lots - 82 Boundary Road, Urangan (Lot 13 RP 153688)

RESOLUTION (John Weiland/Lachlan Cosgrove)

That Council refuse the proposal based upon the inability to meet several assessment benchmarks of the Fraser Coast Planning Scheme 2014 as follows;

1. The proposal is in conflict with the Strategic framework of the planning scheme with regard to Part 3.3 Settlement pattern theme, point 3.3.2.6 Incompatible land uses as the interface between land uses is not able to be effectively managed relative to protecting sensitive uses health, wellbeing, amenity and safety from adverse externalities involving air, noise, odour and lighting that is further influenced by siting conflict, inadequate buffering and transport / vehicle movements not intended within the low density residential zone.

2. The proposal conflicts with the Low density residential zone code Purpose 1, Overall Outcome 2(a),(b) and (c) and Performance Outcome 3, 4 and 11 as the development is not an intended land use within the zone, does not service the needs of the local community, is not compatible and creates conflicts with the ability to protect residential amenity in regard to externality impacts from noise, odour, fumes and lighting that includes the safe function of the local road network from vehicle movements.
3. The proposal conflicts with the Service Station Code Purpose 1, Overall Outcomes 2(a), (b) and (d) and Performance Outcomes 2 , 3 and 4 as the development is not located on land zoned for its purpose of an industrial or specialised centre nature, is not adequately separated from boundaries to protect amenity and is not providing for safe and manageable road access.
4. The proposal conflicts with the Transport and Parking Code Purpose 1, Overall Outcomes 2(b) and Performance Outcomes 2 as the development is not providing transport infrastructure that operates in a safe and efficient manner and creates a servicing arrangement not intended for a residential area that includes out of sequences infrastructure costs.

Carried (9/2)

FOR: Councillor George Seymour
Councillor Michelle Byrne
Councillor Phil Truscott
Councillor Daniel Sanderson
Councillor Michelle Govers
Councillor Lachlan Cosgrove
Councillor John Weiland
Councillor Sara Faraj
Councillor Zane O'Keefe

AGAINST: Councillor Paul Truscott
Councillor Denis Chapman

FORESHADOWED MOTION (Denis Chapman)

That Council approve the application by Possum Paradise Pty Ltd C/- Urban Planet Town Planning Consultants for a Development Permit for Material Change Of Use - Service Station & Food and Drink Outlet; and Development Permit for Reconfiguring a Lot - One (1) Lot into Two (2) Lots on land described as Lot 13 RP 153688 situated at 82 Boundary Road, Urangan QLD 4655 be approved generally as detailed in the submitted application material, subject to development conditions and the below amendment:

1. Change condition 16 to read as follows:
"Hours of operation for the 'Service Station' and 'Food and Drink Outlet' are to occur only between the hours of 6:00am to 8:00pm (Monday to Sunday). Waste collection, fuel tanker access/ refuelling and delivery vehicle access and associated loading and unloading are to occur only between the hours of 7:00am to 8:00pm Monday to Saturday only (excluding Sundays and public holidays)."

DETAILS OF THE APPROVAL

Type of Decision: Approved in full with conditions
 Type of Approval: Development Permit - Material Change Of Use - Service Station & Food and Drink Outlet; and Development Permit - Reconfiguring a Lot - One (1) Lot into Two (2) Lots.

This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reconfiguring a lot under the <i>Land Title Act 1994</i>	Schedule 10, part 14, division 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VARIATION APPROVAL DETAILS

Not applicable.

APPROVED PLANS AND DOCUMENTS

The following plans/documents are Approved plans for the development:

Plan/Document No.	Rev.	Plan Name	Date
02-4	P11	Aerial Plan - Proposed, prepared by Adax Drafting Design Solutions	5 August 2024
02-5	P11	Site Plan, prepared by Adax Drafting Design Solutions	5 August 2024
03-1	P11	Floor Plan – Service Station, prepared by Adax Drafting Design Solutions	5 August 2024
03-2	P11	Floor Plan – Food Outlet, prepared by Adax Drafting Design Solutions	5 August 2024
04-1	P11	Elevations – Service Station,	5 August 2024

		prepared by Adax Drafting Design Solutions	
04-2	P11	Elevations – Food Outlet, prepared by Adax Drafting Design Solutions	5 August 2024

CONDITIONS OF APPROVAL

MATERIAL CHANGE OF USE – SERVICE STATION AND FOOD & DRINK OUTLET

CONDITIONS OF APPROVAL	Condition Timing
Administrative	
1. Carry out the development in accordance with the Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
2. Carry out the development in accordance with the approved plans and documents as endorsed unless otherwise varied by a development condition or otherwise approved in writing by the Assessment Manager.	At all times
3. Meet the costs of all works associated with this development including any necessary alteration or relocation of services, provision of upgrading of roadworks to accommodate all vehicular access works together with all public utility mains and/or installations.	At all times
Operational Works	
4. Submit an Operational Works application to Council detailing all civil engineering site works, earthworks, roadworks, sewer and water main construction, stormwater management and drainage works within and external to the site and any other works as required by conditions of this approval. The design of these works must be approved by Council before any works commence on the site. All such works are to be completed to Council's satisfaction prior to the commencement of the approved use. All final designs must be designed, supervised and certified by a Registered Professional Engineer of Queensland (RPEQ).	Prior to commencing any Operational Work on-site
5. All works associated with this development must be accepted by Council as being 'on maintenance' or 'practically complete' prior to the commencement of use unless approved otherwise by Assessment Manager. Contact Council to arrange a final inspection	Prior to the commencement of use

<p>of the works immediately upon completion of the works associated with this approval.</p>	
<p>6. Lodge a General Performance Bond with Council in accordance with Planning Scheme Policy for Development Works SC6.3, (PSP SC6.3) (minimum \$10,000.00) prior to the commencement of any building or operational works associated with this development. The bond (less any deductions) will be refunded when:</p> <ul style="list-style-type: none"> a. Works to revert to Council have been accepted 'On Maintenance'; and b. All building and operational works on the site have been completed and a Final Certificate (if applicable) has been issued by Council. <p>If required, the bond must cover the cost of any remedial action undertaken by Council to:</p> <p>Ensure compliance with the conditions of the development permit;</p> <ul style="list-style-type: none"> a. Control dust, smoke or noise nuisance emanating from a development site; b. Clean silt from downstream waterways or stormwater drains that has resulted from erosion attributed to the development works; c. Repair upstream or downstream erosion attributed to the development works; d. Rectify damage to adjacent private property or common fencing; and e. Repair damage to any Council infrastructure. <p>If substantial compliance problems are experienced in any stage of the development, the bond amount may be increased by Council to reflect the conditions of the site. The increased bond must be paid prior to commencement of any subsequent stage.</p>	<p>Prior to commencing any construction work on-site</p>
<p>Landscaping and Fencing</p>	
<p>7. Submit to Council for approval, detailed Landscape Plans, generally in accordance with the approved plans and including the following details:</p> <ul style="list-style-type: none"> (a) The areas set aside for landscaping as noted as 'Landscape Buffer Planting' on the approved Site Plan. This is to include landscape buffers for the full length of proposed Lot 1's site boundaries except where interrupted by driveway/s, pedestrian pathways or the refuse enclosure. The buffer/s are to comprise a mixture of trees, ground covers and shrubs; (b) A plan and schedule of all proposed trees, shrubs and ground covers which identifies: <ul style="list-style-type: none"> a. the location and size at maturity of all plants; b. the botanical names of all plants; 	<p>Prior to the lodgement of Building Works</p>

- | | | |
|--|--|--|
| | <p>c. low maintenance planting that incorporate at least 70% local endemic species in accordance with the Fraser Coast Planting Guide which forms part of SC6.3 Planning scheme policy for development works;</p> <p>(c) Clear delineation of garden areas and the details of any design treatments;</p> <p>(d) The location of all areas to be covered by turf or other surface material including paving and surface treatment details;</p> <p>(e) Identification of important spot levels and/or contours. The levels of trees to be retained must be provided in relation to the finished levels of the proposed buildings. In addition, the heights and levels of retaining structures must be indicated on the plan;</p> <p>(f) Details of all fencing proposed within the development. The fencing provided is to include:</p> <ul style="list-style-type: none"> • Acoustic attenuation fencing (as conditioned in this approval); • 2m high solid screen fencing along the length of the proposed Lot 1 and proposed Lot 2 common property boundaries; and • screening of waste storage areas; <p>(g) Details of all retaining walls proposed within the development, including materials and treatments to be provided to ensure a high level of amenity is maintained;</p> <p>(h) Inclusion of a fully-reticulated watering system;</p> <p>(i) Incorporation of Crime Prevention through Environmental Design (CPTED) principles;</p> <p>(j) Incorporation of Water Sensitive Urban Design (WSUD) principles in accordance with Council's Water Sensitive Urban Design Guidelines October 2011 to ensure appropriate uptake of nutrients and minimise water consumption;</p> <p>(k) Measures to ensure that the planted trees will be retained and managed to allow growth of the trees to mature size;</p> <p>(l) The location of proposed services including stormwater pits and pipes, sewerage and water lines and electricity lines for comparison with plant locations;</p> <p>(m) Horticultural specification to successfully establish and ensure a quality landscape product such as imported soil quality, staking and planting techniques of advanced stock, reference to Australian Standards where applicable, fertiliser type and application, turf-laying detail, garden bed preparation techniques, minimum soil</p> | |
|--|--|--|

<p>depths, plant quality details and proposed maintenance regime for establishment (usually 3 months); and</p> <p>(n) Hardscape details proposed including hard edging specification, raised planter construction details, paving types and details, external and internal fencing types and heights and key spot levels.</p> <p>The submitted plan(s) must be in accordance with Council's Minimum Documentation Standards and provided to the Assessment Manager. When endorsed by the Assessment Manager, such plans will form part of the approved plans under this development approval.</p>	
<p>8. Complete landscaping and fencing on-site in accordance with the approved landscaping plans and properly maintain the landscaping for the development in a manner that ensures healthy, sustained, and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.</p>	<p>Prior to the commencement of use and maintained at all times.</p>
<p>Building Appearance</p>	
<p>9. Submit final detailed plans to the Assessment Manager for approval that are generally in accordance with the approved plans and include the following design detail:</p> <p>(a) Final elevational plans for the proposed 'Service Station' and 'Food and Drink Outlet' buildings including detail of architectural features, materials, colours and finishes that demonstrate a visually interesting and aesthetically pleasing presentation.</p> <p>(b) Final floor plan/s for the 'Food and Drink Outlet' building.</p> <p>The submitted plans must be in accordance with Council's Minimum Documentation Standards and provided to the Assessment Manager. When endorsed by the Assessment Manager, such plans will form part of the approved plans under this development approval.</p>	<p>Prior to the lodgement of Building Works</p>
<p>10. The approved building(s) must be constructed such that it incorporates the external design features as shown on the Approved Plans and/or subsequent Assessment Manager endorsed detailed design drawings, with no inclusions or future alterations being made without approval in writing by the Assessment Manager.</p>	<p>At all times</p>
<p>11. Ensure that all materials and finishes selected are easily maintained and no not readily stain, discolour or deteriorate.</p>	<p>At all times</p>
<p>12. Any security screens on the premises consist of grille or translucent screens and not solid shutters, screens or roller-doors.</p>	<p>At all times</p>

13. All mechanical plant such as refrigeration equipment, air-conditioning equipment etc., mechanical exhaust ventilation equipment must be suitably located and installed in acoustically attenuating housings/behind acoustically attenuating screenings to prevent causing an unlawful environmental nuisance. Mechanical plant must also visually integrated into the design and finish of the building, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.	At all times
14. No part of the site is to be used for outdoor storage of materials unless specified on the Approved Plans or the conditions of this development approval.	At all times
15. Building materials utilised in the development and hard surfaces used in landscape or streetscape works are not highly reflective, not likely to create glare, and not slippery or otherwise hazardous.	At all times
Hours of Operation	
16. Hours of operation for the 'Service Station' and 'Food and Drink Outlet' are to occur only between the hours of 6:00am to 8:00pm (Monday to Sunday), including waste collection, fuel tanker access/ refuelling and delivery vehicle access and associated loading and unloading.	At all times
Waste Collection and Management	
17. Maintain and operate an adequate waste disposal service, including the maintenance of refuse bins, so as to not cause any nuisance, to the satisfaction of Council and in accordance with Council's Waste Services Policy.	At all times
18. All waste storage receptacles must be stored within a suitable waste receptacle storage area on-site. The waste receptacle storage area must: <ul style="list-style-type: none"> (a) be of a suitable size to adequately contain all waste receptacles maintained on-site; and (b) be suitably screened for visual amenity; and (c) be constructed and located on an imperviously paved area that is bunded and drained to sewer; and (d) be provided with a hose cock and hose in the vicinity of the paved area to allow for on-site cleaning of waste receptacles. 	At all times
19. All internal surfaces of waste receptacles must be cleaned and sanitised on a regular basis to prevent the build-up of visible matter. Alternatively, an arrangement is to be made with a service provider to remove and replace soiled receptacles on a regular basis to prevent the build-up of visible matter.	At all times

20. All contaminated water generated from on-site activities must be suitably captured, contained and disposed of.	At all times
Noise	
<p>21. All noise mitigation measures recommended in the Noise Impact Assessment Report prepared by ATP Consulting Engineers (November 2024) must be implemented. This is to include provision of a 2.0m high acoustic barrier which must be constructed as follows:</p> <ul style="list-style-type: none"> • The RL of the top of the acoustic barrier is minimum 2.0m above the RL of the vehicle forecourt. • Must be free of any gaps on the surface and at the base (except for drainage). • Must be constructed of a material with minimum surface density of 12.5kg/m², such as overlapped timber palings with minimum thickness of 20mm, concrete blockwork, brick, autoclaved aerated concrete, or minimum 9mm thick compressed fibre cement sheeting. • Must be of a durable construction. 	Prior to the commencement of use and maintained at all times
22. Drive-through speaker devices are to be suitably located, directed and set at a volume that allows for adequate audibility for customers without causing an unlawful noise nuisance.	At all times
23. All mechanical plant such as refrigeration, air-conditioning and mechanical exhaust ventilation equipment must be suitably located and installed in acoustically attenuating housings/behind acoustically attenuating screenings to prevent causing an unlawful environmental nuisance.	At all times
24. Noise emissions from the premises shall not cause environmental harm or environmental nuisance as outlined within most current <i>Environmental Protection (Noise) Policy</i> . When requested by the administering authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the administering authority.	At all times
Lighting	
25. All outdoor lighting installed and operated at the premises must comply with <i>Australian Standard 4282-2019 'The Control of the Obtrusive Effects of Outdoor Lighting'</i> . Where an authorised person (<i>Environmental Protection Act 1994</i>) believes that light spillage is causing nuisance, the person responsible for lighting shall provide an assessment report undertaken by an approved organisation or lighting professional and in	At all times

accordance with the recommended procedure detailed in AS4282-2019.	
26. Lighting used to illuminate any areas of the premises must be angled or shaded so that light or glare does not directly illuminate any nearby premises or roadways in such a manner as to contribute to environmental nuisance in accordance with the requirements of the <i>Environmental Protection Act 1994</i> .	At all times
Air Quality	
27. The release of noxious or offensive odours or any other noxious, offensive, or visible airborne contaminants resulting from the use, including dust, smoke, fumes and aerosols, does not cause an unlawful environmental nuisance, as defined under the <i>Environmental Protection Act 1994</i> . Council may request the approval holder to engage the services of an independent, suitably qualified and experienced consultant to undertake an air impact assessment should a complaint be received, and an authorised officer is of the reasonable opinion that an assessment is required to determine compliance with the <i>Environmental Protection (Air) Policy 2019</i> .	At all times
Construction Management	
28. Submit to Council as part of an Operational Works application, a Construction and Environmental Management Plan (CEMP) for the development prepared in accordance with the Planning Scheme Policy for Development Works SC6.3.	Prior to the approval of Operational Works
29. Design the development with the possibility of encountering acid sulphate soils. In this regard, the Developer must ensure that all works are in accordance with the State Planning Policy 2017 and Council's Planning Scheme Policy SC6.4.2 – <i>Acid sulfate soils (ASS) investigation and management plan</i> .	Prior to, or during construction of the development
30. Dust and other emissions, such as ash, fumes, light, or odour from the building work is to be confined on site and all reasonable steps are to be taken to prevent a release to neighbouring properties. In any instance, air emissions must not exceed the limits stated in the <i>Environmental Protection (Air) Policy 2008</i> .	During all phases of construction
31. The placing of building materials or the carrying out of building operations (inclusive of waste management) on the Road Reserve (inclusive of Council's footpaths and natural drains) is prohibited unless approval is obtained from Council.	During all phases of construction
32. Contain all litter building waste, and sediments on the building site by the use of a skip and any other reasonable means during construction to prevent	During all phases of construction

release to a neighbouring properties or roads.	
33. Dispose of construction and demolition waste only at an approved waste disposal facility. It is an offence to dispose of waste in other than an approved site. The burning of construction or demolition waste is not permitted.	During all phases of construction
34. Unless otherwise approved in writing by Council, works are not to be undertaken: (i) on a Sunday or public holiday, at any time; or (ii) on a business day or Saturday, before 6.30am or after 6.30pm.	During all phases of construction
Erosion & Sediment Control	
35. Submit to Council as part of an Operational Works application, a Site-Specific Erosion and Sediment Control Plan. This Plan must be designed in accordance with the Planning Scheme Policy for Development Works (SC6.3), the International Erosion Control Association's (Australasia) Best Practice Erosion and Sediment Control Guidelines (Last Edition). The ESC Plan is to include the following activities: a. Establishment to site; b. Clear and strip; c. Earthworks; and d. Completion of all works.	As part of the Operational Works application
Dust Management	
36. Submit to Council as part of an Operational Works application, a Dust Management Plan. The Dust Management Plan must include the following details. a. Methods proposed for dust suppression treatment. b. Proposed frequency for dust suppression treatment. <i>Advice Note: Water in extreme conditions is not an acceptable solution and further treatment measures such as chemical dust treatment and stop work procedure must be included in the dust management strategy.</i>	As part of the Operational Works application
Earthworks	
37. Submit to Council as part of an Operational Works application, a bulk earthworks plan of the development showing the finished surface levels for the entire development. All earthworks are to be constructed in accordance with the Australian Standard AS 3798-2007 - Guidelines on Earthworks for Commercial and Residential Developments. The earthworks plan must demonstrate the following.	As part of the Operational Works application

<ul style="list-style-type: none"> a. Staging arrangements. b. Drainage discharge arrangements. c. Site fill extents. d. Total earthworks balance, including the volume of cut to fill within the site. e. The import and export of material balance. <p>Details of the source of external fill imported to the site (where known) and the proposed transport route.</p>	
<p>38. All batters and/or retaining structures, associated with cutting and filling, must be wholly located within private property and within the lot they serve.</p>	<p>As part of the Operational Works application and maintained at all times</p>
<p>Retaining Walls</p>	
<p>39. Submit to Council as part of an Operational Works application, a design of all proposed retaining walls and associated fences in accordance with Planning Scheme Policy SC6.3 (Development works); also, a certification from a Registered Professional Engineer Queensland (RPEQ) confirming that all retaining structures have been designed in accordance with the Australian Standard AS 3798-2007 and Australian Standard AS 4678-2002 – Earth-Retaining Structures is to be included.</p> <p>Retaining walls are to include subsoil drainage systems to be connected to internal stormwater pits to reach a lawful point of discharge, rather than external properties or the atmosphere.</p>	<p>As part of the Operational Works application</p>
<p>Stormwater Management & Water Quality</p>	
<p>40. Submit to Council as part of an Operational Works application, a Site Specific Stormwater Management Plan (SSSMP) for review and approval. The SSSMP must generally be in accordance with the documentation provided by Engineering Solutions Qld – Dated 5 December 2024 – Their Ref: FC-21-020 and the <i>Concept Stormwater Drainage Layout Drawing Z-008-1 & Long Section Drawing Z-008-2 – Dated 5/12/2024</i> (Docs #5122841).</p>	<p>As part of the Operational Works application</p>
<p>41. All stormwater discharge from the site will be required to be piped to the south within the Senorita Parade road reserve and discharge to the existing open drainage reserve (Lot 85 RP 172638) located between No. 34 and No. 38 Senorita Parade. The existing culvert road crossing and headwalls in Senorita Parade may require upgrading.</p>	<p>As part of the Operational Works application</p>

<p><i>Advice Note: The designs of stormwater drainage systems must be undertaken and/or supervised and duly certified by a Registered Professional Engineer of Queensland (RPEQ).</i></p>	
<p>42. The stormwater drainage system for the development must not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves.</p> <p><i>Advice Note: In the event that a material change to the pre-development stormwater flow will occur, the developer must produce evidence to Council's satisfaction of a legal right as to the method for stormwater discharge over the downstream land including road reserves.</i></p>	At all times
<p>43. The stormwater drainage system must not result in restrictions to existing or developed stormwater flows from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development, as set out in PSP SC6.3 <i>Planning Scheme Policy for Development Works</i>.</p>	At all times
<p>44. Any stormwater works associated with the development must not cause the following.</p> <ol style="list-style-type: none"> Adverse effects external to the subject site arising from any increase in velocity, volume and/or redirection of flow. An increase in the duration of inundation outside the site where such increased inundation could cause loss or damage. 	At all times
<p>45. Design and construct all stormwater management structures, including underground pipes, open drains, bio-retention systems, and detention basins in accordance with a design approved by Council. The design must comply with Council's policies and the Queensland Urban Drainage Manual as adopted by Council.</p> <p>The legal point of discharge for the site is the existing open drainage reserve (Lot 85 RP 172638) located between No. 34 and No. 38 Senorita Parade.</p>	At all times
<p>46. Design and construct all water quality control systems (WSUD) to treat the stormwater runoff from the development in accordance with Council's Planning Scheme Policy Section SC6.3.2.2 Stormwater Quality. Ensure that all stormwater runoff from the site is treated within the site boundaries prior to release at the legal point of discharge. The design of the stormwater system must incorporate Water Sensitive</p>	At all times

<p>Urban Design (WSUD) techniques in accordance with Council's Water Sensitive Urban Design Guidelines, October 2011.</p> <p><i>Advice Note: All water quality treatment devices installed as a result of this development is private infrastructure and must be maintained by the owner in perpetuity.</i></p>	
<p>Roadworks</p>	
<p>47. Submit to Council as part of the Operational Works application, details of remedial measures at the intersection, including pavement widening, kerb realignment, and line marking, generally in accordance with the <i>Proposed Conceptual Layout with Line Markings – Prepared by ESQ – Dated 07.08.2024</i> (Council Ref #5111014), to allow the swept path of a 19 metre semi-trailer.</p>	<p>As part of the Operational Works application</p>
<p>48. Submit to Council as part of the Operational Works application, details of frontage works for the subject site along Senorita Parade and Boundary Road, generally in accordance with Council's <i>Boundary Road Upgrade (Robert Street to Booral Road) – Option 2C, Sheet 2 of 3, dated February 2025</i>. Frontage works are to include the following.</p> <p><u>Boundary Road Frontage</u></p> <ul style="list-style-type: none"> a) Kerb & channel along the southern side of Boundary Road. b) Concrete footpath 2.5 metres wide along the southern side of Boundary Road. c) Verge reinstatement along the southern side of Boundary Road. <p><u>Senorita Parade Frontage</u></p> <ul style="list-style-type: none"> a) Kerb & channel along the Senorita Parade leg of the intersection. b) Pavement works for the Senorita Parade leg of the intersection, in accordance with an Urban Residential Minor Collector. c) Linemarking within the Senorita Parade leg of the intersection. d) Concrete footpath 1.3 metres wide along the eastern side of Senorita Parade, generally in accordance with the <i>Site Plan – Job # 24009 - Drawing No. 02-5 – Rev. P11 – prepared by ADAX Drafting – dated 05/08/2024</i>. e) Verge reinstatement in the road reserve as required. <p><i>Advice Note: In lieu of undertaking the frontage works, Council will accept a contribution based on the value of</i></p>	<p>As part of the Operational Works application</p>

<p><i>the works required by this condition. A contractor's estimate of the value of the works is to be submitted to Council for review in conjunction with the operational works development application. The contribution is to be paid prior to the approval of the plan of subdivision for the development.</i></p>	
<p>Vehicular Access</p>	
<p>49. Submit to Council as part of the Operational Works application and prior to the commencement of works on-site, details of two access driveways to proposed Lot 1, minimum 6m wide Type B sealed vehicular cross overs from the edge of the road pavement on Senorita Parade to the property boundary generally in accordance with <i>Drawing No. 02-5 – Proposed Service Station & Food Outlet - Site Plan – Rev (P11) – Dated 05.08.2024, prepared by Adax Drafting Design Solutions</i> and in accordance with the Planning Scheme.</p> <p>Access driveways shall be constructed in accordance with <i>Standard Drawing FC-230-02 'Commercial Driveway Crossing – Heavy Duty Slab'</i> and the Planning Scheme Policy for Development Works SC6.3.</p>	<p>To be constructed prior to the acceptance of practically complete or on-maintenance</p>
<p>50. The driveways must operate as one way in and one way out and must be clearly marked as such.</p>	<p>At all times</p>
<p>51. Remove all disused or redundant vehicle crossings and reinstate kerb and channel and footpaths as required.</p>	<p>Prior to the acceptance of practically complete or on-maintenance</p>
<p>52. All stripped areas within Council's road reserve must be rehabilitated with seed, hydro-mulch or turfing. Turfing is required for all flow paths disturbed by works.</p>	<p>Prior to the acceptance of practically complete or on-maintenance</p>
<p>Carparking</p>	
<p>53. Submit to Council as part of the Operational Works application, details of on-site parking and servicing arrangements including the following:</p> <p><u>Service Station</u></p> <p>a) Provide a minimum of five (5) permanently marked car parking spaces including one (1) disabled space in accordance with AS/NZS 2890.1:2004 <i>Parking Facilities Part 1: Off Street Car Parking</i> and AS 2890.6:2022 <i>Parking Facilities Part 6: Off Street Parking for People with Disabilities</i>.</p> <p>b) Provide a minimum of six (6) bicycle spaces in</p>	<p>Detail to be provided as part of the Operational Works application</p>

<p>accordance with <i>AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities</i>.</p> <p>c) Provision of manoeuvring areas to accommodate refuelling on-site by one (1) 19m long articulated vehicle (AV).</p> <p><u>Food and Drink Outlet</u></p> <p>a) Provide a minimum of eleven (11) permanently marked car parking spaces including one (1) disabled space in accordance with <i>AS/NZS 2890.1:2004 Parking Facilities Part 1: Off Street Car Parking</i> and <i>AS 2890.6:2022 Parking Facilities Part 6: Off Street Parking for People with Disabilities</i>.</p> <p>b) Provide a minimum of four (4) bicycle spaces in accordance with <i>AS 2890.3:2015 Parking Facilities Part 3: Bicycle Parking Facilities</i>.</p> <p>c) Provide one (1) service vehicle (SRV) parking space.</p>	
<p>54. Carry out all service vehicles loading and unloading within the premises.</p>	<p>At all times</p>
<p>55. Design, construct, seal, and line mark all car parking spaces, associated access aisles and driveways to the dimensions detailed in Council's Planning Scheme Policies and <i>Australian Standard AS 2890.1</i></p>	<p>Prior to the commencement of use</p>
<p>56. Provide manoeuvring areas to ensure that vehicles enter and exit the property in a forward direction only, generally in accordance with <i>The Traffic Impact Assessment Turnpath Layouts – Prepared by ESQ Engineering Solutions – Dated 18 November 2024 – Project FC-21-020</i>.</p>	<p>Prior to the commencement of use</p>
<p>57. Provide a sealed surface treatment over the full extent of the driveways and internal vehicle manoeuvring areas in accordance with the Planning Scheme Policy for Development Works SC6.3.</p>	<p>Prior to the commencement of use</p>
<p>58. Install appropriate signage to direct vehicles to customer car parking spaces within the development site and ensure that parking and access areas are kept available for these purposes at all times.</p>	<p>Prior to the commencement of use and maintained at all times</p>
<p>Property Damage & Council Infrastructure</p>	
<p>59. Any existing Council infrastructure (including but not limited to, services, kerb, concrete structures, pits, channels, pavement, footpath, RCP, RCBC, etc.) damaged due to the proposed works is to be rectified or replaced at the applicant's expense. The applicant must notify the Council Development Engineering Unit of the affected infrastructure immediately. If damage occurs and is not replaced by the client/contractor, Council has the right to undertake the works and charge the</p>	<p>Prior to the commencement of use</p>

landowner accordingly.	
Location of Services and Structures	
60. Ensure that all utility service connections to the development are wholly contained within each allotment. Where necessary, remove or relocate all services and structures as required to ensure that they are not contained within any other allotment unless ownership rights have been granted by way of an easement.	Prior to the commencement of use
Water Supply	
61. The development must be connected to the reticulated water supply in accordance with SC6.3 – Planning Scheme Policy for Development Works. <i>Advice Note: The minimum flow and pressure requirements for private fire systems mandated by Building Codes Queensland generally exceed the design and operational capacity of Wide Bay Water's network. Wide Bay Water does not guarantee minimum flows or pressures for private fire systems. Wide Bay Water recommends that designers use WBW minimum level of service for the design of private fire systems.</i>	Prior to the commencement of use
62. All new connections to the existing water mains must be undertaken by Council at the Developer's cost.	At all times
Sewerage	
63. Prior to the commencement of use and prior to the sealing of any survey plans, the development must be connected to Council's sewerage reticulation system in accordance with SC6.3 – Planning Scheme Policy for Development Works.	Prior to the commencement of use
64. All connections to the Council maintained sewer must be undertaken by Council at the developer's cost.	At all times
Telecommunications	
65. Ensure that a telecommunications connection will be available to suitably service the development under standard tariff conditions and without further capital contributions. These services are to be positioned wholly within the allotment which they are to serve. Provide a Telecommunications Infrastructure Provisioning letter as evidence of such an agreement to Council prior to the commencement of the use.	Prior to the commencement of use
Electricity	
66. Ensure the development is suitably serviced with a reticulated power connection and supply under standard tariff conditions. The developer is to demonstrate that a suitable connection is available to	Prior to the commencement of use

the proposed development prior to the commencement of use.

RECONFIGURING A LOT - ONE (1) LOT INTO TWO (2) LOTS

CONDITIONS OF APPROVAL	Condition Timing
Administrative	
67. Carry out the development in accordance with the Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
68. Carry out the development in accordance with the approved plans unless otherwise approved in writing by the Assessment Manager.	At all times
69. Meet the costs of all works associated with this development including any necessary alteration or relocation of services, provision of upgrading of roadworks to accommodate all vehicular access works together with all public utility mains and/or installations.	At all times
70. Pay any outstanding rates and charges due to Council. <i>Note: please contact Council's Property Rating Department at rates@frasercoast.qld.gov.au and Development Department at development@frasercoast.qld.gov.au prior to payment to confirm any outstanding rates and charges amounts.</i>	Prior to a request for Council to approve the plan of subdivision
71. Submit to Council, a plan identifying the locations of all buildings, services, structures, water bodies/dams, effluent disposal areas and other improvements on the land in relation to the proposed new and existing boundaries and the distances there from. The plan must contain the following certification duly completed by the surveyor:- <i>"I..... being a cadastral surveyor hereby certify as follows:-</i> <i>(a) The information contained in this plan is accurate at the time of survey and may be relied on by Council.</i> <i>(b) The distances from the proposed new boundaries of all buildings and structures shown hereon generally conform to the boundary clearance requirements for side and rear boundaries as specified the Building Act 1975 and Council's Planning Scheme.</i>	As part of a request for Council to approve the plan of subdivision

<p>(c) All services to the existing dwelling from the reticulation mains are contained wholly within the subject lot.</p> <p>..... (Signature)"</p>	
<p>72. Submit a Subdivision Plan Compliance Report and supporting documentation to Council demonstrating compliance with each condition of this approval.</p>	<p>As part of a request for Council to approve the plan of subdivision</p>
<p>73. All new lot boundaries must be set out and surveyed by a Cadastral Surveyor and identified by pegs marked with lot numbers as identified on the approved plan.</p>	<p>Prior to a request for Council to approve the plan of subdivision</p>
<p>Practical Completion</p>	
<p>74. All works associated with this development must be accepted by Council as being 'On-Maintenance' or 'Practically Complete' unless approved otherwise by Assessment Manager.</p>	<p>Prior to a request for Council to approve the plan of subdivision</p>
<p>75. Contact Council to arrange a final inspection of the works upon completion of the works associated with this approval. An invitation must be issued to relevant Council Officers to attend the Practical Completion inspection no less than seven (7) days' notice prior to the requested inspection date, unless agreed otherwise by Council's delegated officer.</p>	<p>Upon completion of works and prior to a request for Council to approve the plan of subdivision</p>
<p>Property Damage & Council Infrastructure</p>	
<p>76. Any existing Council infrastructure (including but not limited to, services, concrete structures, pits, channels, pavement, RCP's, RCBC's, etc.) damaged due to the proposed works is to be rectified or replaced at the applicant's expense. The applicant must notify Council Development Engineering Unit immediately of the affected infrastructure. If damage occurs and is not replaced by the client/contractor, Council has the right to undertake the works and charge the landowner accordingly.</p>	<p>Prior to a request for Council to approve the plan of subdivision</p>
<p>Stormwater Management</p>	
<p>77. Design the stormwater drainage such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development, as set out in PSP SC6.3 Planning Scheme</p>	<p>At all times</p>

<i>Policy for Development Works.</i>	
Location of Services and Structures	
78. Relocate all services and structures as required to ensure that they are not contained within any other allotment unless ownership rights have been granted by way of an easement. Ensure that all utility service connections to the development are wholly contained within each allotment unless protected by appropriate easements.	Prior to a request for Council to approve the plan of subdivision
Water Supply	
79. The existing internal water supply must be relocated where required to be wholly within the lot being serviced.	Prior to a request for Council to approve the plan of subdivision
Sewerage	
80. Construct a reticulated sewerage system to service proposed Lot 1 in accordance with the Planning Scheme Policy for Development Works SC6.3. <i>Advice Note: Prior to construction of the sewer, an Operation Works application along with detailed engineering drawings must be submitted to and approved by Council.</i>	Prior to a request for Council to approve the plan of subdivision in accordance with Operational Works approval.
Telecommunications	
81. Enter into an agreement with a licensed telecommunication provider to ensure that a telecommunication connection will be available to each proposed allotment under standard tariff conditions and without further capital contributions. These services are to be positioned wholly within the allotment which they are to serve. Provide a Telecommunications Infrastructure Provisioning letter as evidence of such an agreement to Council.	Prior to a request for Council to approve the plan of subdivision
Electricity	
82. Each lot of this approval is to be provided with an underground reticulated power connection and supply under standard tariff conditions. In this regard, the developer is to enter into an agreement with an approved electricity provider, prior to issuance of a Compliance Certificate for the	Prior to a request for Council to approve the plan of subdivision

subdivision plan, to ensure that electricity will be available to each allotment under standard tariff conditions and without further capital contributions. Evidence of such an agreement must be:

1. Provision of a Certificate of Supply, or
2. Provision of a Certificate of Acceptance, or
3. Provision of a Negotiated Connection Establishment Contract, and evidence of the following;
 - i. substantial commencement of the internal electrical work, and
 - ii. evidence of contract with electrical contractor; and
 - iii. evidence of the ability to fund the contract value of the electrical works.

Advice Notes

1. *This approval relates to Material Change of Use and Reconfiguring a Lot development requiring approval under the Planning Act 2016 only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Fraser Coast Council website (www.frasercoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.*
2. *This development is subject to Infrastructure Charges. Please refer to the accompanying Adopted Infrastructure Charges Notice.*
3. *Ensure any assessable works associated with this development permit only commence once a related Operational Work or Building Works approval permit has been granted.*
4. *Obtain an Operational Works approval for all signs and advertising devices associated with the development that do not comply with the 'accepted subject to requirements' criteria of the Fraser Coast Planning Scheme 2014.*
5. *Prior to the approval of the subdivision plan:*
 - (i) *All water supply and sewerage works must be completed and connected to Council's network;*
 - (ii) *All stormwater drainage works must be completed;*
 - (iii) *Electricity and street lighting must be connected;*
 - (iv) *As-constructed information of the completed works must be submitted to Council;*
 - (v) *All required works within the proposed lots must be completed;*
 - (vi) *All earthworks within private property and open space areas must be completed and revegetation commenced;*
 - (vii) *An 'On Maintenance' inspection must be undertaken;*
 - (viii) *A works program detailing all outstanding works and their programmed completion dates must be submitted to Council. All*

	works are required to be completed within 6 weeks from the approval date of the subdivision plan;
	(ix) Any outstanding works must be secured by a bond in accordance with section 6.3.13.5 of Planning Scheme Policy for Development Works SC6.3
6.	The approval holder or persons responsible for the construction and fit-out of any food premises must apply for a food business licence with Council's Environmental Health Section and obtain approval to commence the construction and fit-out of the food establishment prior to undertaking any works.
7.	Council's approval of the design does not grant approval to enter private property or private easements to undertake works.
8.	Council accepts no responsibility for the accuracy of the survey information, the design or any information or detail contained in the approved drawings and specifications. The approval is issued with reliance upon the Engineer's certification and that any aspect of the design not specified by Council policy has been undertaken with due professional diligence to accepted industry standards.
9.	Council, if it considers that the maintenance obligations are not being met may undertake any works necessary, if the developer fails to rectify the fault within 14 days of notice given by Council for routine items; or 24 hours' notice in an emergency situation, to ensure compliance under this development permit. Council may also recover costs from any maintenance or security bonds held for this development. The developer must also be responsible for any additional costs incurred by Council in undertaking these obligations.
10.	Council encourages early contact by customers and clients prior to the preparation and lodgement of Development Applications. Should you wish to take the opportunity to receive pre-design and pre-lodgement advice for an application, please contact Council's Planning and Growth department to make an appointment.
11.	This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that 'A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.' Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. Further information on cultural heritage can be obtained from the Department of Aboriginal and Torres Strait Islander Partnerships.

Lapsed

PROCEDURAL MOTION (Lachlan Cosgrove)

That the meeting be adjourned for 3 minutes to reconvene at 11:39am.

Carried Unanimously

PROCEDURAL MOTION (George Seymour)

That the meeting be reconvened.

Carried Unanimously

Councillor Phil Truscott returned to the Chamber at 11:41am.

ORD 9.2 Request for a Zebra Crossing for Maryborough Special School

RESOLUTION (Paul Truscott/Phil Truscott)

That Council:

1. Advise the chief petitioner that the request for a zebra crossing at Maryborough Special School has been investigated and it was identified that it does not meet the criteria to install a zebra crossing facility.
2. Note that the existing pedestrian refuge at this location is considered adequate at this stage and that the Queensland Department of Education are currently investigating options to provide a new drop-off facility for the Maryborough Special School.

Carried Unanimously

ORD 10 COMMITTEES' REPORTS

ORD 10.1 Water and Waste Services Advisory Committee Meeting Minutes - Meeting held on 21 February 2025

RESOLUTION (Sara Faraj/Michelle Byrne)

That Council receive and note the Minutes of the Water and Waste Services Advisory Committee Meeting held on 21 February 2025 as detailed in Attachment 1.

Carried Unanimously

ORD 10.2 Fraser Coast Regional Council Audit and Risk Committee Meeting Minutes - 25 February 2025

RESOLUTION (Michelle Byrne/John Weiland)

That Council receive and note the Minutes of the Audit and Risk Committee held on 25 February 2025 as detailed in Attachment 1.

Carried Unanimously

ORD 10.3 Informal Meetings - Record of Matters Discussed

RESOLUTION (Michelle Govers/Phil Truscott)

That Council receive and note the record of matters discussed of Council Informal Meetings held between 1 February 2025 to 28 February 2025 as detailed in the attachments.

Carried Unanimously

ORD 11 OFFICERS' REPORTS

ORD 11.2.1 Councillor Meeting Attendance for April 2025

RESOLUTION (Denis Chapman/Michelle Govers)

That Council:

1. Approve the following meetings for the period 1 April 2025 to 30 April 2025 as relevant meetings which require the attendance and meaningful participation of all Councillors as per the Councillor Code of Conduct and Councillor Attendance Policy:

Date of Meeting	Time of Meeting	Meeting
2 April 2025	9.00am	Council Concept Forum
7 April 2025	10.00am	Councillor and Executive Briefing
9 April 2025	9.00am	Council Concept Forum
14 April 2025	10.00am	Councillor and Executive Briefing
16 April 2025	9.00am	Council Agenda Forum
23 April 2025	9.00am	Community Presentations
28 April 2025	10.00am	Councillor and Executive Briefing

2. Note the requirement to attend the Ordinary Meeting scheduled for 23 April 2025.

Carried (9/2)

FOR: Councillor George Seymour
Councillor Michelle Byrne
Councillor Daniel Sanderson
Councillor Michelle Govers
Councillor Lachlan Cosgrove
Councillor John Weiland
Councillor Denis Chapman
Councillor Sara Faraj
Councillor Zane O'Keefe

AGAINST: Councillor Phil Truscott
Councillor Paul Truscott

ORD 11.2.2 Attendance at the 2025 National General Assembly of Local Government

PROCEDURAL MOTION (George Seymour)

That standing orders be suspended to call for nominations, debate the merits of nominees and conduct a secret ballot to determine the preferred delegates to attend the 2025 National General Assembly of Local Government.

Carried Unanimously

Councillor Lachlan Cosgrove nominated to attend as a delegate at the 2025 National General Assembly of Local Government.

Councillor Michelle Govers nominated to attend as a delegate at the 2025 National General Assembly of Local Government.

PROCEDURAL MOTION (George Seymour)

That standing orders be resumed.

Carried Unanimously

RESOLUTION (George Seymour/Paul Truscott)

1. That Council approve attendance at the 2025 National General Assembly of Local Government to be held on 24 – 27 June 2025 in Canberra for Councillor Michelle Govers and Councillor Lachlan Cosgrove to be delegates.
2. Note that Councillors that are not delegates may attend, using their Professional Development Funds.

Carried Unanimously

PROCEDURAL MOTION (George Seymour)

That the meeting be adjourned for 30 minutes to reconvene at 12:15am

Carried Unanimously

PROCEDURAL MOTION (George Seymour)

That the meeting be reconvened.

Carried Unanimously

RESOLUTION (Daniel Sanderson/Paul Truscott)

That Council:

1. pursuant to *Local Government Regulation 2012*, Chapter 6, Sections 236 (1) (b) (ii), (2) and (4), which permits Council to dispose of an interest in land (a valuable non-current asset) to a community organisation without inviting tenders or conducting an auction, Council resolves to dispose of the interest in the land by entering into a Trustee Lease for a term of ten (10) years with the Maryborough Garden Club Inc. over part of Lot 192 on Crown Plan MCH4534, located on the corner of Raglan and Banana Streets, Granville.
2. Delegates authority to the Chief Executive Officer to negotiate and execute a trustee lease for a term of ten (10) years with Maryborough Garden Club Inc. over part of Lot 192 on Crown Plan MCH4534, located on the corner of Raglan and Banana Streets, Granville.
3. Endorse funding and programming structural repairs, as identified in the Building Condition Report (Confidential Attachment 3), to meet Council's lease obligations.
4. Delegate authority to the Chief Executive Officer to determine and arrange the necessary structural repairs required to meet Council's lease obligations.

Carried Unanimously

ORD 11.2.4 Asset Disposal Policy

RESOLUTION (Phil Truscott/Paul Truscott)

That Council approves the Asset Disposal policy as per **attachment 1**.

Carried Unanimously

ORD 11.2.5 CTOS002 - 24/25 - Provision of Security Services

RESOLUTION (Zane O'Keefe/Sara Faraj)

That Council:

1. Deem attachment 1 CTOS002 – 24/25 – Provision of Security Services – Tender Evaluation Report a confidential document and treat it as such in accordance with sections 171 and 200 of the *Local Government Act 2009* and that the document remains confidential unless Council decides otherwise by resolution.
2. Accepts the tender submitted by Oh My Pty Ltd t/a Fraser Coast Security for the CTOS002 - 24/25 - Provision of Security Services, Portions 1 to 7 (see below) on a fixed fee and schedule of rates basis for a term of six (6) years being 2 year term with a possible 2 x 2 year extension option.
3. Accepts the tender submitted by MSS Security for CTOS002 - 24/25 - Provision of Security Services, Portion 8 and 9 (see below) on a schedule of rates basis for a term of six (6) years being 2 year term with a possible 2 x 2 year extension

option.

4. Authorises the Chief Executive Officer or delegate to negotiate and enter into a contract with Fraser Coast Security and MSS Security for the tendered works.
5. Delegates authority to the Chief Executive Officer to approve variations to the tendered amount within the total project budget, subject to the variations being aligned with the specification advertised in the tender for the project.

Carried Unanimously

ORD 11.3.1 Finalisation of the Hervey Bay Esplanade Masterplanning Process

PROCEDURAL MOTION (Paul Truscott)

That Council table the updated Hervey Bay Esplanade Preliminary Concept.

Carried Unanimously

RESOLUTION (Lachlan Cosgrove/Daniel Sanderson)

That Council:

1. Receive and note and determine to publish the Hervey Bay Esplanade Preliminary Concept, as tabled, and Hervey Bay Esplanade Point Vernon Preliminary Concept (Attachment 2) on Council's website as guiding documents which will be considered in future project planning for Esplanade enhancement projects.
2. Endorse the Esplanade Enhancement Design Principles & Intent (Attachment 3).
3. Endorse the initial list of Priority Hervey Bay Esplanade Enhancement Projects (Attachment 4) for consideration in future Council budget deliberations to commence staged design and delivery.
4. Resolve that of the projects listed in the Priority Hervey Bay Esplanade Enhancement Projects (Attachment 4), the highest priority be the completion of detailed design for widening of the Esplanade footpath, from the Urangan Pier to Parraweena Park.

Carried Unanimously

FORESHADOWED MOTION (Zane O'Keefe)

That Council:

1. Receive and note and determine to publish the Hervey Bay Esplanade Preliminary Concept, as tabled, and Hervey Bay Esplanade Point Vernon Preliminary Concept (Attachment 2) on Council's website as guiding documents which will be considered in future project planning for Esplanade enhancement projects.
2. Endorse the Esplanade Enhancement Design Principles & Intent (Attachment 3).
3. Endorse the initial list of Priority Hervey Bay Esplanade Enhancement Projects (Attachment 4) which will form the basis of projects to commence design and delivery in 25-26 year.

Lapsed

Attachments

- 1 Updated Hervey Bay Esplanade Preliminary Concept

ORD 11.3.2 Park Strategy 2041

RESOLUTION (Denis Chapman/Sara Faraj)

That Council adopt the Park Strategy 2041 as Council's policy directive on parks.

Carried Unanimously

ORD 11.3.3 Amendment Package 1 - Fraser Coast Planning Scheme

RESOLUTION (Lachlan Cosgrove/Sara Faraj)

That Council:

1. Hold a special meeting at 9.00am on Wednesday 16th April to consider Amendment Package 1 – Fraser Coast Planning Scheme
2. Resolve that item 11.3.3 Amendment Package 1 – Fraser Coast Planning Scheme be listed for discussion at the Special Meeting to be held on Wednesday 16th April.

Carried (9/2)

FOR: Councillor George Seymour
Councillor Michelle Byrne
Councillor Paul Truscott
Councillor Daniel Sanderson
Councillor Michelle Govers
Councillor Lachlan Cosgrove
Councillor John Weiland
Councillor Sara Faraj
Councillor Zane O'Keefe

AGAINST: Councillor Phil Truscott
Councillor Denis Chapman

FORESHADOWED MOTION (Phil Truscott)

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.

Lapsed

ORD 11.3.4 Nikenbah and Dundowran Growth Area Investigation

RESOLUTION (Denis Chapman/Lachlan Cosgrove)

That Council:

1. Commence land use and infrastructure planning investigations in the Nikenbah and Dundowran Urban Growth Investigation Areas as shown in Attachment 1, to ensure that the region's next major urban growth fronts are developed in an orderly and efficient manner consistent with a strategic vision for housing diversity, economic opportunities, liveable communities, cost-effective infrastructure servicing and long-term financial sustainability;
2. Endorse the draft *Bunya Creek Corridor Master Plan* as contained in Attachment 2 as a guide for planning and development assessment for the Nikenbah Urban Growth Investigation Area; and
3. Authorise the Chief Executive Officer, or Delegate, to advise proponents during pre-lodgement discussions Council is commencing land use and infrastructure structure planning investigations within the Urban Growth Investigation Areas in Attachment 1 and that any development applications lodged within these investigation areas will be subject to strict adherence to the current scheme provisions, which limit development to the current urban footprint until such time as a formal future land use policy is endorsed by Council.

Carried Unanimously

ORD 11.3.5 Brolga Theatre Strategic Plan 2025-2029

RESOLUTION (Sara Faraj/Michelle Govers)

That Council endorse the Brolga Theatre Strategic Plan 2025-2029 as a guiding document as per Attachment 1.

Carried Unanimously

ORD 11.3.6 Fraser Coast Regional Council 2024-25 Community Grant Round 3 - Panel recommendations to Council for Funding Decision

RESOLUTION (Paul Truscott/Phil Truscott)

That Council accepts the recommendations of the assessors and approves the following list of projects for a total funding amount of \$59,091.61 from Round 3 of the Community Grants Program of Council's 2024-25 Community Grants Scheme.

Table 1: Community Grants Program Round 3 2024-25

Applicant	Project Title	Grant Funding Recommended
Yoorana Women's Domestic Violence and Resource Service Inc	Second Life Project (SLP)	\$ 3,000.00
Maryborough Wide Bay & Burnett Historical Society Inc.	Archival Shelving for the MWBBHS Inc.	\$ 8,082.88
Point Lookout Croquet Club Inc	Acquisition of Solar Panels	\$ 5,000.00
Rotary Club of Hervey Bay City Inc	Fraser Coast Science and Engineering Challenge 2025	\$ 2,000.00
Maryborough City Progress Association Inc	Mary Movie Nights Grant - APRIL & SEPTEMBER	\$ 2,775.73
Crime Stoppers Queensland Limited (Hervey Bay)	Crime Prevention Promotion	\$ 1,947.00
Burrum District Garden Club Inc	Club laptop and presentation equipment	\$ 1,286.00
Mungar Primary Parents and Citizens Association	150th Anniversary Celebration Event	\$ 8,000.00
Boonooroo Progress Association Inc.	Solar Battery upgrade for Community Hall	\$ 10,000.00
Hervey Bay Women's Shed Inc.	Hervey Bay Women's Shed Inc	\$ 2,000.00
Maryborough West Football Club Inc	Replacement of field lighting	\$ 15,000.00
Totals		\$ 59,091.61

Carried Unanimously

ORD 11.4.1 Response to Petition - Completion of Tinnanbar Road Upgrades

RESOLUTION (Daniel Sanderson/Zane O'Keefe)

That Council:

1. Receive and note the report relating to the completion of the final stages of Tinnanbar Road.
2. Advise the Chief Petitioner that upgrades to Tinnanbar Road will be considered in Council's future budgets.

Carried Unanimously

ORD 12 MATTERS/MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

ORD 12.1 Review Position of Deputy Mayor

RESOLUTION (Paul Truscott/Sara Faraj)

That Council:

1. Confirms the intention to declare the position of the Deputy Mayor vacant at the Ordinary Meeting to be held in April 2025 as per section 165(3) of the Local Government Act 2009;
2. Confirms this resolution serves as notice to Councillors as per section 165(4) of the Local Government Act 2009; and
3. Acknowledges that a Deputy Mayor from its Councillors must be immediately appointed at that meeting as per section 165(5) of the Local Government Act 2009.

Carried Unanimously

ORD 12.2 Request for a report that identifies sites within Bauple that may be suitable for RV stopovers

RESOLUTION (Denis Chapman/Phil Truscott)

That Council be provided with a report that identifies sites within Bauple that may be suitable for RV stopovers and the potential closure of the Rosendale Park as an RV Stopover.

Lost (1/10)

FOR: Councillor Denis Chapman

AGAINST: Councillor George Seymour
Councillor Michelle Byrne
Councillor Phil Truscott
Councillor Paul Truscott
Councillor Daniel Sanderson
Councillor Michelle Govers
Councillor Lachlan Cosgrove
Councillor John Weiland
Councillor Sara Faraj
Councillor Zane O'Keefe

ORD 13 QUESTIONS ON NOTICE

Nil

ORD 14 GENERAL BUSINESS

RESOLUTION (Lachlan Cosgrove/Zane O'Keefe)

That Council introduce a new item of General Business to request a report on Infrastructure Charges.

Carried Unanimously

ORD 14.1 Request for Report that Considers Increasing all Infrastructure Charges to the Maximum Allowed State Government Caps

RESOLUTION (Lachlan Cosgrove/John Weiland)

That Council be provided with a report that considers increasing all infrastructure charges to the maximum allowed State Government caps. The report should include detail of the increasing costs of providing trunk infrastructure, growth levels and the potential revenue which could be achieved by moving from the current discounted rates to the full State capped charges.

Carried Unanimously

ORD 16 LATE ITEMS

ORD 16.1 Late Open Reports

Councillor John Weiland left the Chamber at 1:04pm

Councillor John Weiland returned to the Chamber at 1:05pm.

ORD 16.1.1 Organisational Performance Report - February 2025

RESOLUTION (Michelle Byrne/Sara Faraj)

That Council receive and note the Organisational Performance Report for the period ending 28 February as per Attachment 1.

Carried Unanimously

QUESTION ON NOTICE (George Seymour)

Councillor George Seymour requested the Chief Executive Officer to provide additional details on the Local Spend targets, along with a deeper analysis of local spending based on directorate and the main categories of goods and services utilised by the Council.

Councillor George Seymour left the Chamber at 1:11pm and was not present during voting on the below matter.

ORD 16.1.2 Ex-Tropical Cyclone Alfred Disaster Waste Recovery Assistance

RESOLUTION (Zane O'Keefe/Michelle Byrne)

That Council confirm the implementation of the Ex-Tropical Cyclone Alfred Waste Recovery Package reflected in this report.

Carried Unanimously

ORD 15 CONFIDENTIAL

Councillor George Seymour returned to the Chamber at 1:14pm.

RESOLUTION (Paul Truscott/Michelle Byrne)

That Council move into Closed Session pursuant to section 254J(3) of the *Local Government Regulation 2012*, for discussion of the following items for the reasons:

1. In accordance with Section 254J(3)(g), it is necessary to close the meeting to discuss ORD 15.1 - Exemption under S235(b) Local Government Regulation 2012 for the provision of body-worn cameras and licensing as it relates to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.
2. In accordance with Section 254J(3)(h), it is necessary to close the meeting to discuss ORD 15.2 - Drainage easement acquisition- Julie Anne Street Dog Off-Leash Area as it relates to negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967.
3. In accordance with Section 254J(3)(g), it is necessary to close the meeting to discuss ORD 15.3 - Exemption Under S235(B) Local Government Regulation for the Provision of Booking Management Software, Brolga Theatre as it relates to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.
4. In accordance with Section 254J(3)(f), it is necessary to close the meeting to discuss ORD 15.4 - Maryborough Walk of Achievers - Recommendation for 2025 Investiture as it relates to matters that may directly affect the health and safety of an individual or a group of individuals.
5. In accordance with Section 254J(3)(g), it is necessary to close the meeting to discuss ORD 15.5 - Disposal of Moonaboola Industrial Estate Stage 1 - Revised Strategy as it relates to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Carried Unanimously

RESUMPTION OF OPEN MEETING

RESOLUTION (George Seymour/Daniel Sanderson)

That the meeting resume in open meeting.

Carried Unanimously

ORD 15.1 Exemption under S235(b) Local Government Regulation 2012 for the provision of body-worn cameras and licensing

RESOLUTION (Michelle Byrne/John Weiland)

That Council:

1. Deem the report/attachment a confidential document and treat it as such in accordance with sections 171 and 200 of the *Local Government Act 2009* and that the document remains confidential unless Council decides otherwise by resolution.
2. Enter into a large-sized contractual agreement with Axon Public Safety Australia Pty Ltd without first inviting written quotes or tenders, pursuant to section 235(b) of the *Local Government Regulation 2012*, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders.
3. Pursuant to section 257 of the *Local Government Act 2009* (Qld), Council delegates to the Chief Executive Officer the power to negotiate, approve and pursuant to section 262 of the *Local Government Act 2009* (Qld), enter into a new contract with the existing supplier on behalf of Fraser Coast Regional Council.
4. Endorse the term of the contract be limited to three (3) years.

Carried Unanimously

ORD 15.2 Drainage easement acquisition- Julie Anne Street Dog Off-Leash Area

RESOLUTION (Denis Chapman/Sara Faraj)

1. That the report/attachment be deemed a confidential document and be treated as such in accordance with sections 171 and 200 of the *Local Government Act 2009* and that the document remain confidential unless Council decides otherwise by resolution.
 2. The pursuant to the provisions of the Acquisition of Land Act 1967, the Chief Executive Officer be authorised to commence negotiations to acquire the drainage easements listed in the Schedule of Proposed Resumptions detailed Attachment 3 by agreement.
 3. The pursuant to the provisions of the Acquisition of Land Act 1967, and failing acquisitions by agreement, Notices of Intention to Resume drainage easements for the conveyance of stormwater, be served on the owners of the land described in the Schedule included in this report title Drainage Easement
-

Acquisition – Julie Anne Street dog off-leash area, and any other person/s required by the Act to be served with such Notices.

4. Authorise the Chief Executive Officer, or his representative, to hear any objections from the owners of the land described in the Schedule included in this report titled Drainage Easement Acquisition – Julie Anne Street dog off-leash area to the resumption of drainage easements for the purpose of conveyance of stormwater on a date and time to be arranged.

Carried Unanimously

ORD 15.3 Exemption Under S235(B) Local Government Regulation for the Provision of Booking Management Software, Brolga Theatre

RESOLUTION (Sara Faraj/Michelle Govers)

That Council:

1. Deem the report/attachment a confidential document and be treat it as such in accordance with sections 171 and 200 of the *Local Government Act 2009* and that the document remain confidential unless Council decides otherwise by resolution.
2. Enter into a three-year contractual agreement with *Momentum Technologies* without first inviting written quotes or tenders, pursuant to section 235(b) of the *Local Government Regulation 2012* because it would be impractical and disadvantageous for Council to invite quotes or tenders.

Carried Unanimously

ORD 15.4 Maryborough Walk of Achievers - Recommendation for 2025 Investiture

RESOLUTION (George Seymour/Paul Truscott)

That Council:

1. Deem the report/attachments a confidential document and treat it as such in accordance with sections 171 and 200 of the *Local Government Act 2009* and that the document remain confidential unless Council decides otherwise by resolution.
2. Endorse the following four candidates for investiture into the Maryborough Walk of Achievers: Dr Lyndal Kearney, Douglas Gordon, Katrina Beikoff and Artie Lambourn.

Carried Unanimously

ORD 15.5 Disposal of Moonaboola Industrial Estate Stage 1 - Revised Strategy

This report was withdrawn from the agenda by the Chief Executive Officer.

ORD 16.2 Late Confidential Reports

Nil

There being no further business, the Meeting closed at 1:41pm.

Confirmed at Ordinary Meeting No. 4/25 of the Fraser Coast Regional Council at Maryborough on 23 April 2025.

.....
Chairperson



ORDINARY MEETING NO. 3/25 WEDNESDAY, 26 MARCH 2025

ITEM NO.	BUSINESS	PAGE NO.
ORD 11.3.1	Finalisation of the Hervey Bay Esplanade Masterplanning Process Attachment 1 Updated Hervey Bay Esplanade Preliminary Concept	45





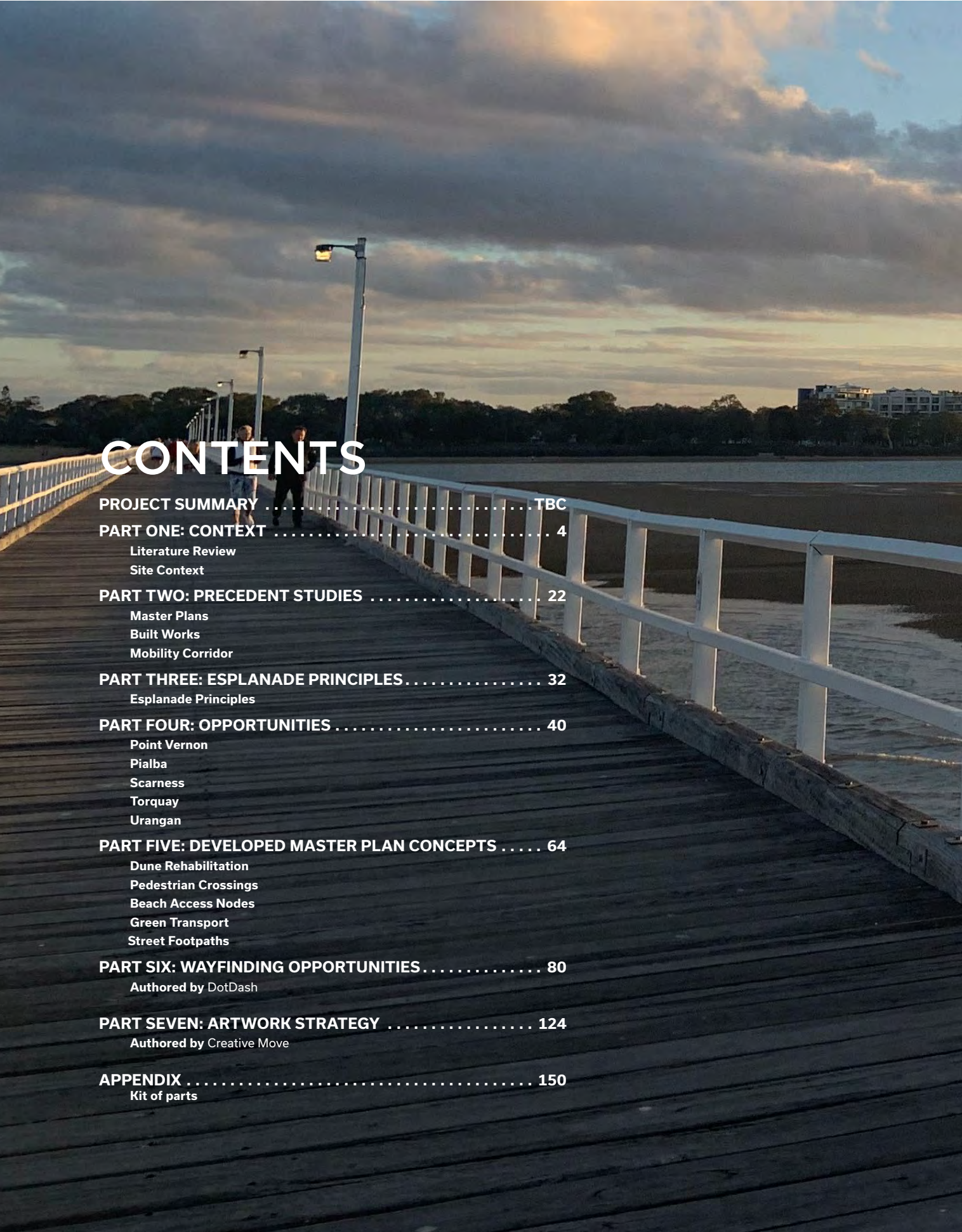


DOCUMENT REGISTER

Project	Hervey Bay Esplanade Master Plan
Report Title	Hervey Bay Esplanade Master Plan_ Preliminary Concept
Version	[G]
Project Code	21064.01
Prepared for	Fraser Coast Regional Council
Author	Lat27

Version	Date	Approved by	Details
A	22/07/2021	NW	DRAFT
B	20/08/2021	NW	FUNCTIONAL BRIEF
C	27/09/2021	NW/JI	DRAFT MASTER PLAN
D	14/10/2021	NW/JI	REVISION
E	02/11/2021	NW/JI	REVISION
F	03/02/2022	NW/JI	REVISION
G	02/03/2022	Ji	REVISION

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CONTENTS

PROJECT SUMMARYTBC

PART ONE: CONTEXT 4

 Literature Review

 Site Context

PART TWO: PRECEDENT STUDIES 22

 Master Plans

 Built Works

 Mobility Corridor

PART THREE: ESPLANADE PRINCIPLES 32

 Esplanade Principles

PART FOUR: OPPORTUNITIES 40

 Point Vernon

 Pialba

 Scarness

 Torquay

 Urangan

PART FIVE: DEVELOPED MASTER PLAN CONCEPTS 64

 Dune Rehabilitation

 Pedestrian Crossings

 Beach Access Nodes

 Green Transport

 Street Footpaths

PART SIX: WAYFINDING OPPORTUNITIES 80

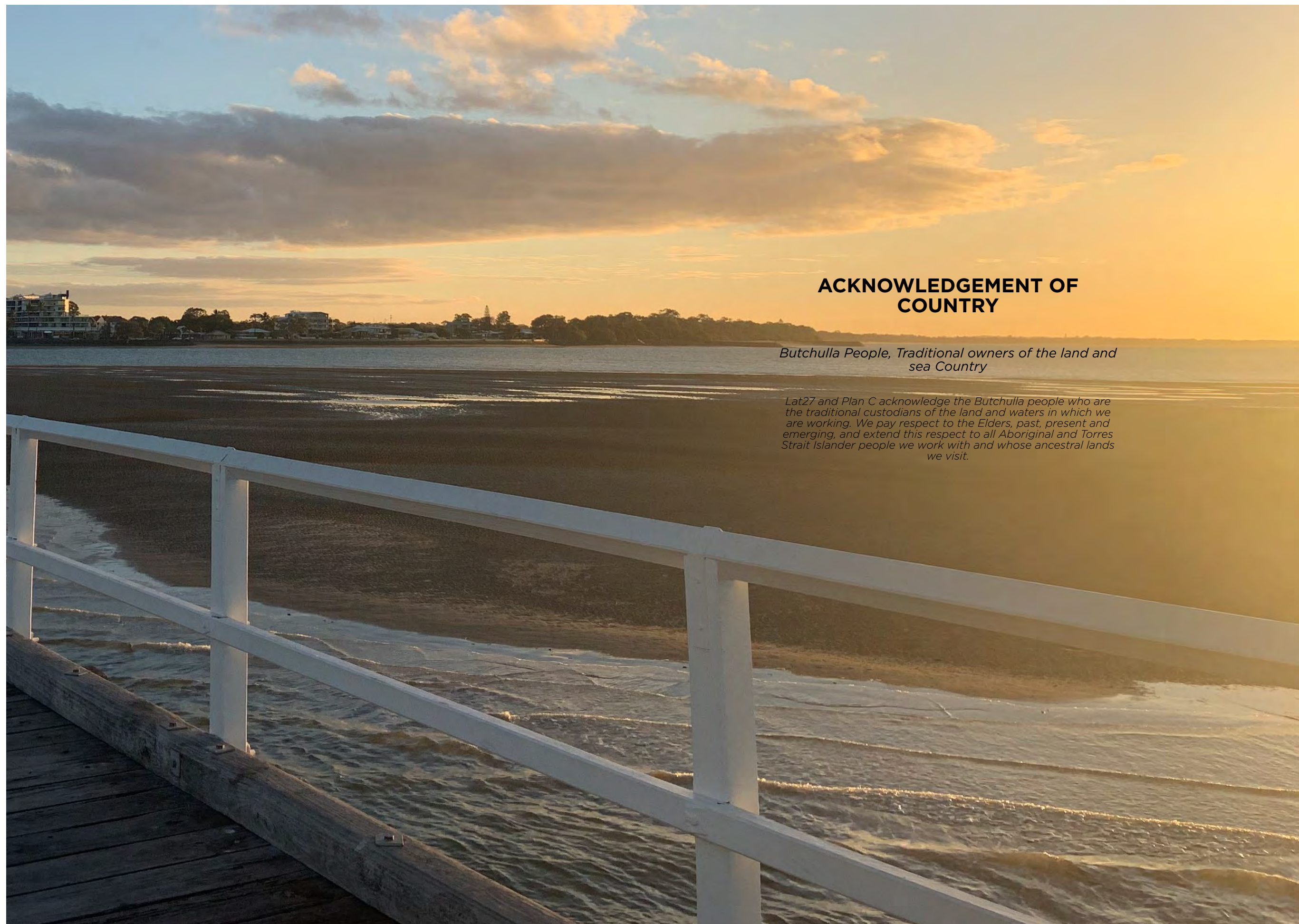
 Authored by DotDash

PART SEVEN: ARTWORK STRATEGY 124

 Authored by Creative Move

APPENDIX 150

 Kit of parts



ACKNOWLEDGEMENT OF COUNTRY

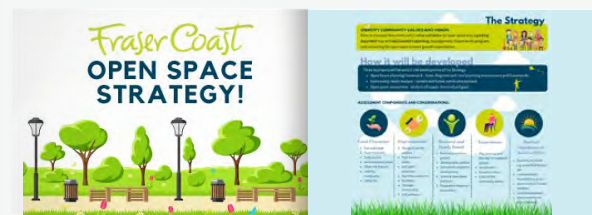
Butchulla People, Traditional owners of the land and sea Country

Lat27 and Plan C acknowledge the Butchulla people who are the traditional custodians of the land and waters in which we are working. We pay respect to the Elders, past, present and emerging, and extend this respect to all Aboriginal and Torres Strait Islander people we work with and whose ancestral lands we visit.





LITERATURE REVIEW



DRAFT OPEN SPACE STRATEGY (2020 - present)

PURPOSE / GOALS

Aims to translate the community's value and vision for open space into a guiding document that will lead Council's planning, management, future works program and resourcing for open space to meet growth expectations.

Three key inputs will be used in the development strategy:

- Open Space planning framework
- Community needs analysis
- Open space assessment

KEY FINDINGS / SUMMARY

Community engagement for Phase 1 has now concluded. Council is currently reviewing and considering the community's feedback in preparing a draft strategy



SUSTAINABLE GROWTH STRATEGY (2011 - 2031)

PURPOSE / GOALS

The Sustainable Growth Strategy was commissioned to assist and inform in the development of a new planning scheme for the entire local government area.

The strategy considers the interests of the State of Queensland as expressed in the Draft Wide Bay Burnett Regional Plan (October 2010) as well as the Consolidated Planning Report, and consultation with Councillors, the community and stakeholder groups towards creating a vision for the Fraser Coast to 2031.

KEY FINDINGS / SUMMARY

In 2031, the Fraser Coast will be a united, well-planned and resilient region of vibrant and diverse places and spaces, connected by:

- A Strong and friendly community spirit - built on shared goals and values, and a relaxed and peaceful lifestyle.
- An underlying respect for the unique natural environment, landscape and biodiversity
- Facilities and services which make the community self-sufficient; and
- A robust and diverse economy which provides prosperity for all residents



DEMOGRAPHIC + ECONOMIC TREND ANALYSIS (2020)

PURPOSE / GOALS

This analysis is the first step in shaping the revision to the Fraser Coast Planning Scheme and Local Government Infrastructure Plan (LGIP). It considers demographic, housing and industry trends using data analysis and stakeholder insights to form a baseline. Using this information, the report identifies possible future scenarios for the region to assist FCRC in the planning scheme review process.

KEY FINDINGS / SUMMARY

Throughout this report a number of consideration for the planning scheme review have been identified:

- Guiding the development of vacant land to support population growth and efficient expansion of infrastructure network
- Supporting delivery of desirable housing product
- Preserving + enhancing natural assets
- Ensuring there is 'fit for purpose' land to support the growth of industry
- Ensuring the development assessment process delivers development confidence



COASTAL FUTURES STRATEGY (2018 - present)

PURPOSE / GOALS

The Coastal Futures Strategy is a roadmap to guide our immediate, medium and long-term planning for the impacts of our changing coastline.

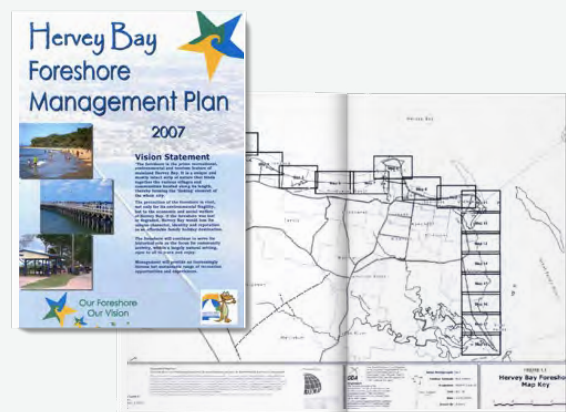
The strategy includes both regional actions that will benefit our entire coastline as well as adaptation pathways for our coastal communities, demonstrating our commitment to short term action and a flexible approach to longer term planning.

KEY FINDINGS / SUMMARY

Coastal hazard risks are primarily related to erosion and sea level rise with impacts to vegetated foreshore areas, buildings, and infrastructure.

Long term, the number of properties affected by coastal hazards will increase. Coastal erosion and sea level rise are anticipated to result in a significant number of properties being exposed to high to extreme risk by 2100.

Future erosion risks to land-based assets are reduced if a suitable and maintained seawall is included along the coastline between Scarness to Urangan.



HERVEY BAY FORESHORE MANAGEMENT PLAN (2007)

PURPOSE / GOALS

The foreshore is the prime recreational, environmental and tourism feature of mainland Hervey Bay. It is a unique and mostly intact strip of nature that binds together the various villages and communities located along its length, thereby forming the 'linking' element of the whole city.

Management will provide an increasingly diverse but sustainable range of recreation opportunities and experiences.

KEY FINDINGS / SUMMARY

Proposed actions were identified for all local areas. Management needs that extend across more than one local area are as listed:

- Traffic, parking, circulation and amenity along the Esplanade between Pialba and Urangan
- Community awareness and involvement
- Policing and enforcement of local laws
- Water theme park
- Activities in intertidal areas
- Venues for large events, and
- Regional Coastal Management plan



HERVEY BAY ESPLANADE TOURIST PRECINCT MASTER PLAN (2015)

PURPOSE / GOALS

A Master plan for the four high profile Esplanade Precincts - Pialba, Scarness, Torquay and Urangan; considers the future 'look' and 'feel' of each precinct, and achieves this through: Identifying place making and revitalisation opportunities, seeking to maximise the level of activation and excitement, celebrating the wonderful features that already exist, presenting and agreed framework to guide decisions and future investment and being visionary.

KEY FINDINGS / SUMMARY

7 key strategies with supporting approaches/objectives have informed the master planning approach for all precincts:

- Precinct identity and theming
- Physical improvements
- Accessibility and parking
- Connectivity
- Environment and setting
- Activation and events
- Vegetation management



HERVEY BAY CITY CENTRE MASTER PLAN 2021-2041 (2021 - 2041)

PURPOSE / GOALS

The previous Hervey Plan CBD Urban Renewal Masterplan adopted in 2014, has been superseded by the new City Centre Master Plan in 2021. The plan focuses on Pialba Esplanade and Main Street Precinct with the vision to create a regional destination for investment, business and vibrant community life. This document presents a set of strategies to guide the growth and improvement of the City Centre till 2041.

KEY FINDINGS / SUMMARY

The plan aims to deliver an attractive, accessible and inclusive City Centre through a focus on 5 strategic areas and identified priority projects:

- Growth and economic development,
- Public realm and placemaking,
- City Centre buildings,
- Access and movement,
- Arts and culture.



ACTIVE TRAVEL STRATEGY (2020)

PURPOSE / GOALS

By 2031, the Fraser Coast is expected to be home to 133,000 residents. As the population grows, there will be an increasing demand for Active Travel (AT) facilities. Opportunities were identified for Hervey Bay to improve on-road cycling facilities as well as off-road facilities.

KEY FINDINGS / SUMMARY

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



FCRC PARKING STRATEGY (2019 - 2038)

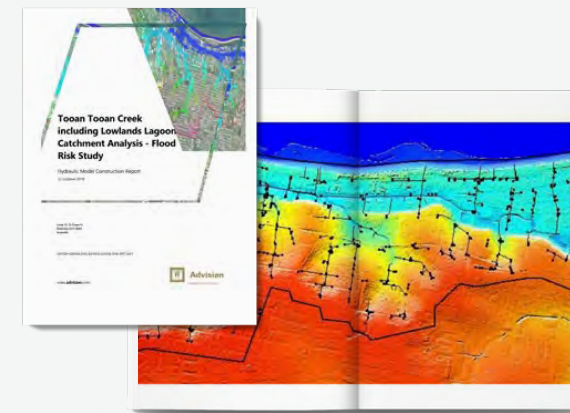
PURPOSE / GOALS

- Review the feasibility of each previously identified potential future parking site
- Finalise concept plans and cost estimates for each potential future parking site
- Document broad LGA wide strategies
- Document short, medium and long term strategies
- Present an action plan for the delivery of the strategies

KEY FINDINGS / SUMMARY

Around the foreshore areas of Scarness, Torquay and Urangan, it is recommended that Council formalises and encourages parking one street back from the Esplanade.

To maximise the utilisation in these areas, Council will need to provide additional pedestrian infrastructure, potentially install wayfinding signage, and look for opportunities to provide direct pedestrian linkages to the foreshore as sites along The Esplanade redevelop over time.



TOOAN TOOAN CREEK ANALYSIS FLOOD RISK STUDY (2018)

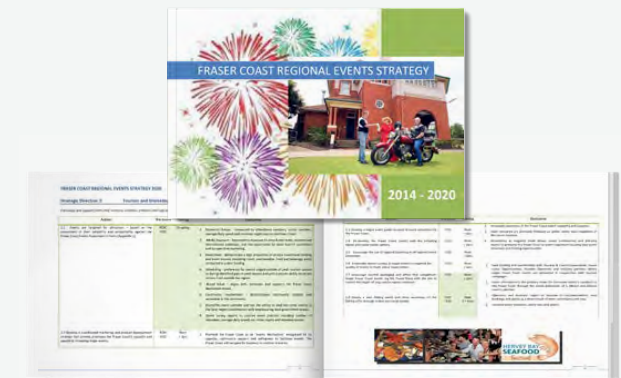
PURPOSE / GOALS

The overall objective for the project is to allow the identification and analysis of a variety of flood risk based components for catchment management, development planning / building, road and infrastructure design and Emergency Management purposes, including to be utilised for the purpose of determining minimum habitable floor levels and defined flood levels under the Fraser Coast Planning Scheme and relevant Building Regulation and Queensland Development codes.

KEY FINDINGS / SUMMARY

The Tooan Tooan Creek catchment is a low-lying, coastally impacted area, known to be subject to storm water flood events during high intensity or long duration rain events.

- The sub-catchments assessed were located in the upper parts of the Tooan Tooan catchment, which are generally characterised by moderate grades in the upper reaches tending to flat towards the outlet
- A storm water catchment model was developed to help guide the future development



FRASER COAST REGIONAL EVENTS STRATEGY (2014 -2020)

PURPOSE / GOALS

Events play an important role in the cultural, social and economic development of a region. This strategy provides specific direction and guidance on how key partners will achieve this Vision and in doing so, assist to deliver key visitor economy targets for 2020. It will achieve this by planning on 'three horizons' being the short, medium and longer term.

KEY FINDINGS / SUMMARY

By 202, the Fraser Coast Region will be regarded as the events capital of regional Queensland, with a vibrant, dynamic and diverse range of year round event activities contributing to the overall resilience, well-being and sustainability of the Fraser Coast's economy, culture and community.

Strategic direction:

- Lifestyle and Experience
- Tourism and Marketing
- Economic Advantage
- Investment and Partnerships



FRASER COAST CORPORATE PLAN

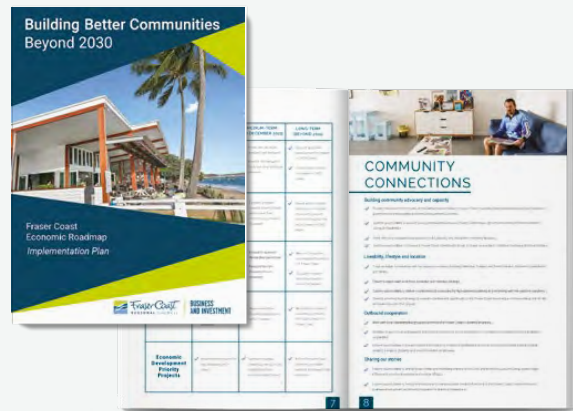
(2018 -2023)

PURPOSE / GOALS

The Corporate plan is the principle strategic planning document that sets the future direction for Council activities and guides the delivery of quality services to our community. It has been developed in consultation with Councillors, staff and the community and is comprised of the following themes:

KEY FINDINGS / SUMMARY

- Governance** - An effective organisation providing excellent service delivery through strong leadership, democratic principles and effective management of people, assets and finances
- Lifestyle** - A safe and vibrant community that promotes a preferred place to live
- Prosperity** - A strong, diversified and resilient economy that supports growth and long term employment
- Natural Environment** - Minimise our environmental impact by preserving the unique natural environment the Fraser Coast has to offer
- Built environment** - Resilient regional infrastructure that will support and cater for future growth



FRASER COAST ECONOMIC ROAD MAP + STAKEHOLDER ENGAGEMENT

(Present - 2030)

PURPOSE / GOALS

The Fraser Coast Economic Roadmap is a blueprint for the region's future economy beyond 2030. Developed following extensive community consultation over five months, the Roadmap charts a course towards long-term, sustainable economic growth and future prosperity for the Fraser Coast.

KEY FINDINGS / SUMMARY

- Findings and implementation actions from the Roadmap processes are structured under four unifying pillars:
- Education and Job Readiness
 - Business Investment
 - Community Connections
 - Enabling Infrastructure



FRASER COAST COMMUNITY PLAN

(Present - 2031)

PURPOSE / GOALS

The Community plan ties together many strategies and management plans to ensure that Council and the community are working in partnership towards long-term goals. The plan sets out:

Our governance, our Community, our economy, our environment, our movement and access, and our place and spaces.

KEY FINDINGS / SUMMARY

- Fraser Coast Community Plan 2031 is a living plan which will be at the forefront of Council's planning, policies and strategies and the community's own plans for the next 20 years. It also provides a basis for council to articulate this community's vision and priorities to levels of government as illustrated in the strategic framework:
- Fraser Coast Community Plan 2031
 - Five year Corporate Plan
 - Long term strategies + policies
 - Annual report + budget
 - Service delivery + projects



FRASER COAST ARTS & CULTURE STRATEGY

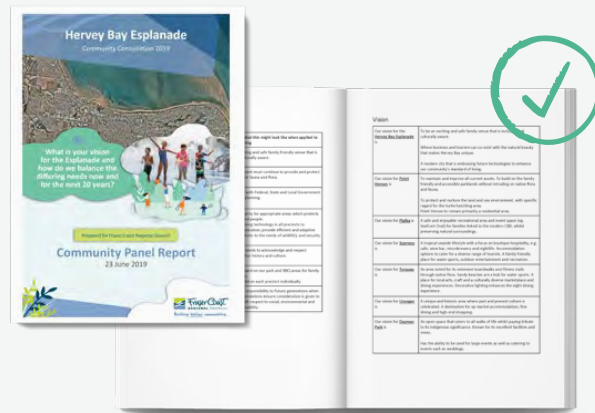
(2022-2026)

PURPOSE / GOALS

The purpose of this strategy is to provide an aspirational vision for our community and investment in arts and culture. It seeks to achieve the corporate vision of the region to 'build better communities' through providing a framework of strategic priorities, actions and projects specifically focussed on the arts, heritage and culture.

KEY FINDINGS / SUMMARY

- Six themes and strategic priority areas were developed:
- Indigenous creativity and cultures are respected and celebrated,
 - History and heritage are protected, values and enlivened,
 - Participatio, leaning and development in arts,
 - Arts and cultural experiences and creations activate communities,
 - Infrastructure and investment enable culture to grow,
 - Connections and partnerships promote arts.



HERVEY BAY
ESPLANADE COMMUNITY
CONSULTATION (2019)

COUNCIL ENDORSED
RECOMMENDATIONS

* For the purposes of the Master Plan, the 'Hervey Bay Esplanade Community Panel Report Organisational Response Spreadsheet' has been summarised. Please refer original report for full response.

PURPOSE / GOALS

A diverse group of 36 people from the Fraser Coast Region have gathered information via visual inspection of the Esplanade area, listening to key speakers, community surveys, online collaboration and extensive panel discussion. Through these investigations the group have developed visions, principles and recommendations for the future of the Esplanade.

CREATIVE INFORMATIVE SIGNAGE + WALKWAYS	
Panel Recommendation	Locality
Cohesive and informative walks with signage at key points relating to the following: <ul style="list-style-type: none">Geological / flora and fauna/historical /educational signagePoints of cultural significance for the Butchulla People as to their recommendation	Whole Esplanade
Both audio and visual signage at key points along the walking trail and including main precinct areas	Whole Esplanade

CREATING PATHWAYS AND BOARD WALKS FOR CURRENT + FUTURE GROWTH	
Panel Recommendation	Locality
Allowing for the future growth to accommodate pedestrians, bicycles, mobility scooters and segways. <ul style="list-style-type: none">Upgrade pathways to be minimum 3m wide,Compliant lighting - environmental impact taken into considerationAddition of scenic pathways in high usage areas	Whole Esplanade
① Upgrade Damon Park shared pathway lighting. This should be integrated into the Pier Park with a raised boardwalk.	Urangan
② A raised boardwalk to connect the pathway opposite Queens Road all the way to Aquavue.	Torquay

PROTECTION, PRESERVATION + SUSTAINABLE MANAGEMENT OF THE NATURAL ENVIRONMENT	
Panel Recommendation	Locality
Preserve and maintain existing native vegetation and flora and fauna.	Whole Esplanade
Stabilise sand dunes, stop erosion by natural means using development of native vegetation. Built form solutions only where appropriate.	Whole Esplanade
Council to collaborate with environmental specialists such as Council nursery, local coastal Landcare groups and Mary River Catchment Co-ordinating Committee, to determine what would be the best methods and species for dune stabilisation and vegetation rehabilitation.	Whole Esplanade

ESPLANADE FACILITIES	
Panel Recommendation	Locality
Upgrade existing toilets to include changing facilities and improved disability access.	Whole Esplanade
High use areas - additional bins, BBQ's, picnic tables and shade	Whole Esplanade
③ Extend exercise equipment, linking Urangan to Pialba	Torquay + Scarness
④ Gatakers bay - Playground upgrade and increased shade	Point Vernon
⑤ <ul style="list-style-type: none">Upgrade caravan parkYouth precinct - include play area for children 0-5yrs.	Pialba
⑥ <ul style="list-style-type: none">Upgrade caravan parkImproved disability access to beachShade over existing playground @ Enzo's	Scarness
⑦ <ul style="list-style-type: none">Upgrade caravan parkImproved disability access to beachEmergency vehicle access road to the top of ramp for the Surf Life Saving Club	Torquay
⑧ <ul style="list-style-type: none">Pier - shaded rest areas with seating, drinking fountain and bins.Extension of the end of Pier to restore to original historical lengthAdditional amenities block to top end of Dayman ParkShade over Dayman Park Playground	Urangan

INCREASE ESPLANADE ATTRACTIVENESS AS A TOURIST DESTINATION	
Panel Recommendation	Locality
Informative technology (app) to promote and assist in wayfinding	Whole Esplanade
Council to support, facilitate and incentivise tourist activities and enterprises	Whole Esplanade

INTEGRATING SMART CITY TECHNOLOGY INCLUDING ECO-FRIENDLY LIGHTING	
Panel Recommendation	Locality
Continued up to date security options (CCTV)	Whole Esplanade
<ul style="list-style-type: none">Electric charging stations + smart phone integrated parkingSmart traffic signage	Whole Esplanade
WIFI hotspot	Whole Esplanade
Eco-friendly ambient lighting - environmental impact taken into consideration	Whole Esplanade

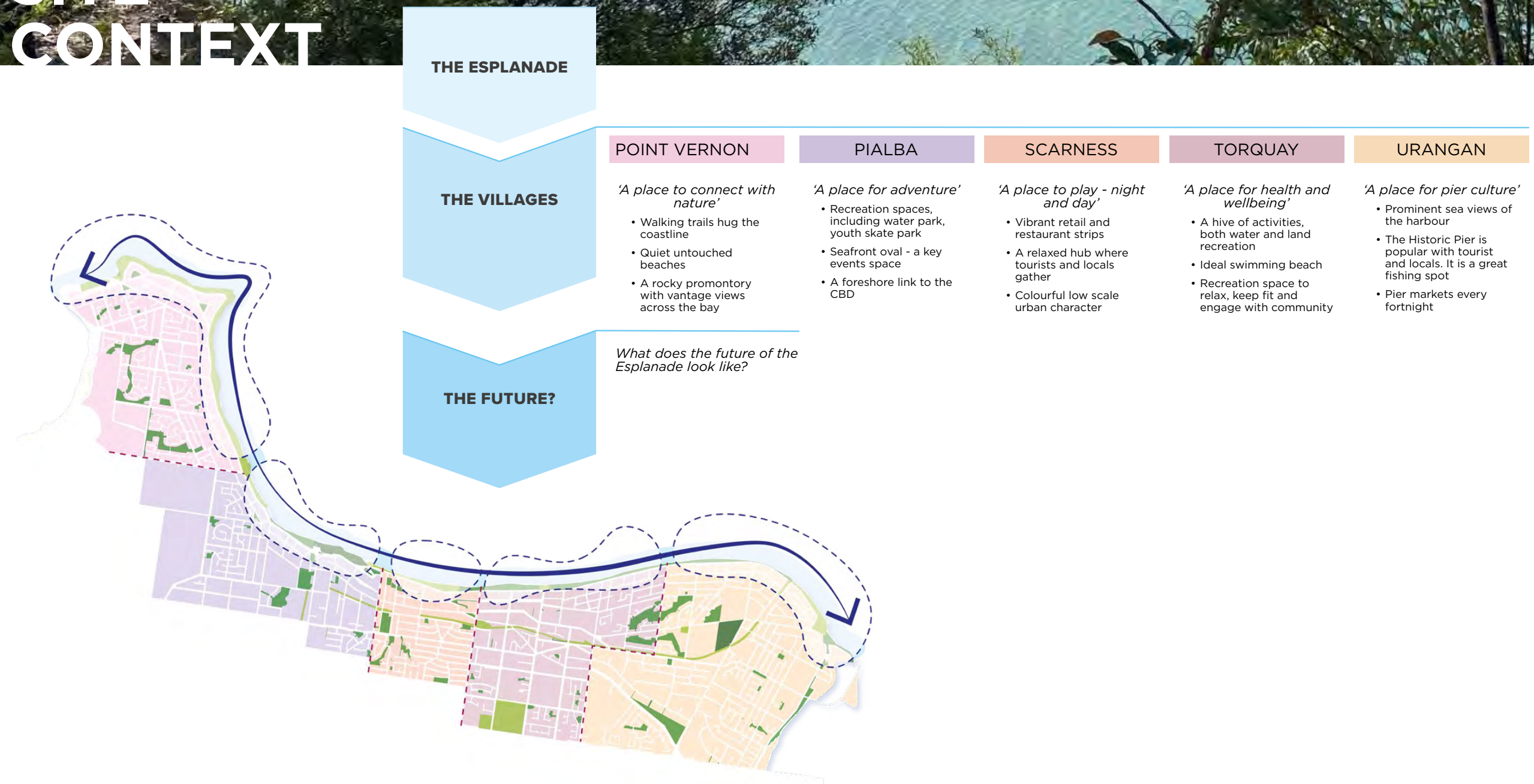
ENHANCE THE VISUAL APPEARANCE, CELEBRATING ART, CULTURE + HERITAGE	
Panel Recommendation	Locality
Maintain and improve the existing parklands to be consistent with Hervey Bay's heritage and assets	Whole Esplanade
Ensure amenities + utilities are aesthetically pleasing and design sensitive	Whole Esplanade
Clean and appealing shop fronts + streetscapes	Whole Esplanade
Artwork opportunities to engage local artist	Whole Esplanade
Murals in lane ways / access areas back streets	
Maintenance strategy for infrastructure + natural environments	Whole Esplanade

ADDITIONAL FORESHORE ACTIVITIES	
Panel Recommendation	Locality
Activities during low tide	Torquay / Scarness
⑨ New beach volleyball courts	Pialba
⑩ Restaurant precinct - alfresco dining (Located in newly design alleyway)	Scarness
⑩ Late night markets (Friday - Sunday)	Scarness
Upgrade underutilised buildings	Whole Esplanade

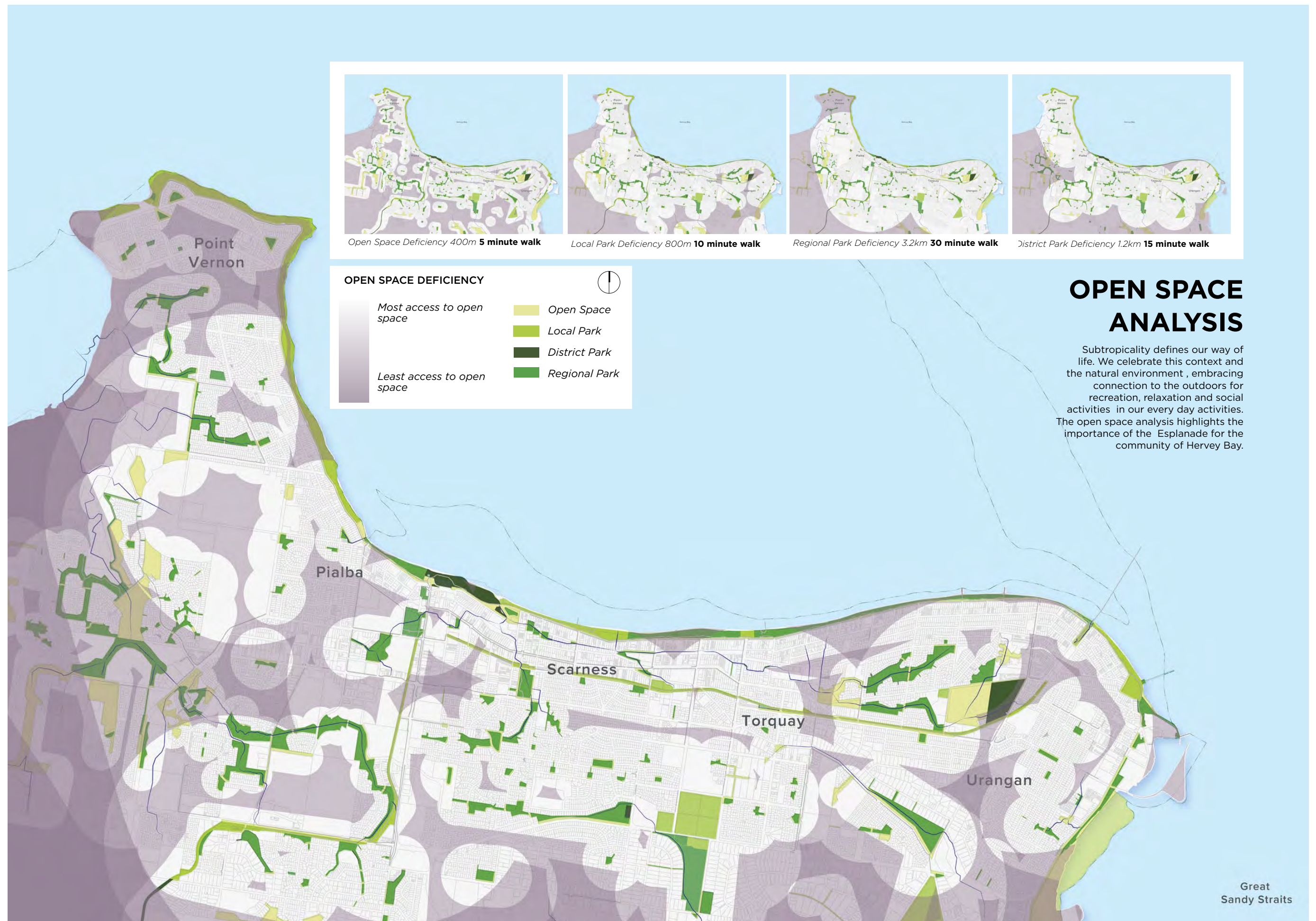
IMPROVE TRAFFIC FLOW + PARKING	
Panel Recommendation	Locality
<ul style="list-style-type: none">Improve parking and traffic flowReview of pedestrian/shared crossingsRaised intersections to slow trafficAssess the need for drop off zones	Whole Esplanade
Remove parking from one side of street + look to formalise parking in back streets	Whole Esplanade
11 Consider one way traffic (corner of pier Urangan and Elizabeth Street)	Urangan
<ul style="list-style-type: none">Reduce speed limits to 40km/hParking on open side of drain (Freshwater Street)	Scarness + Torquay
12 Install pedestrian access at the end of Main Street to enable pedestrian access to waterpark/recreation area	Pialba

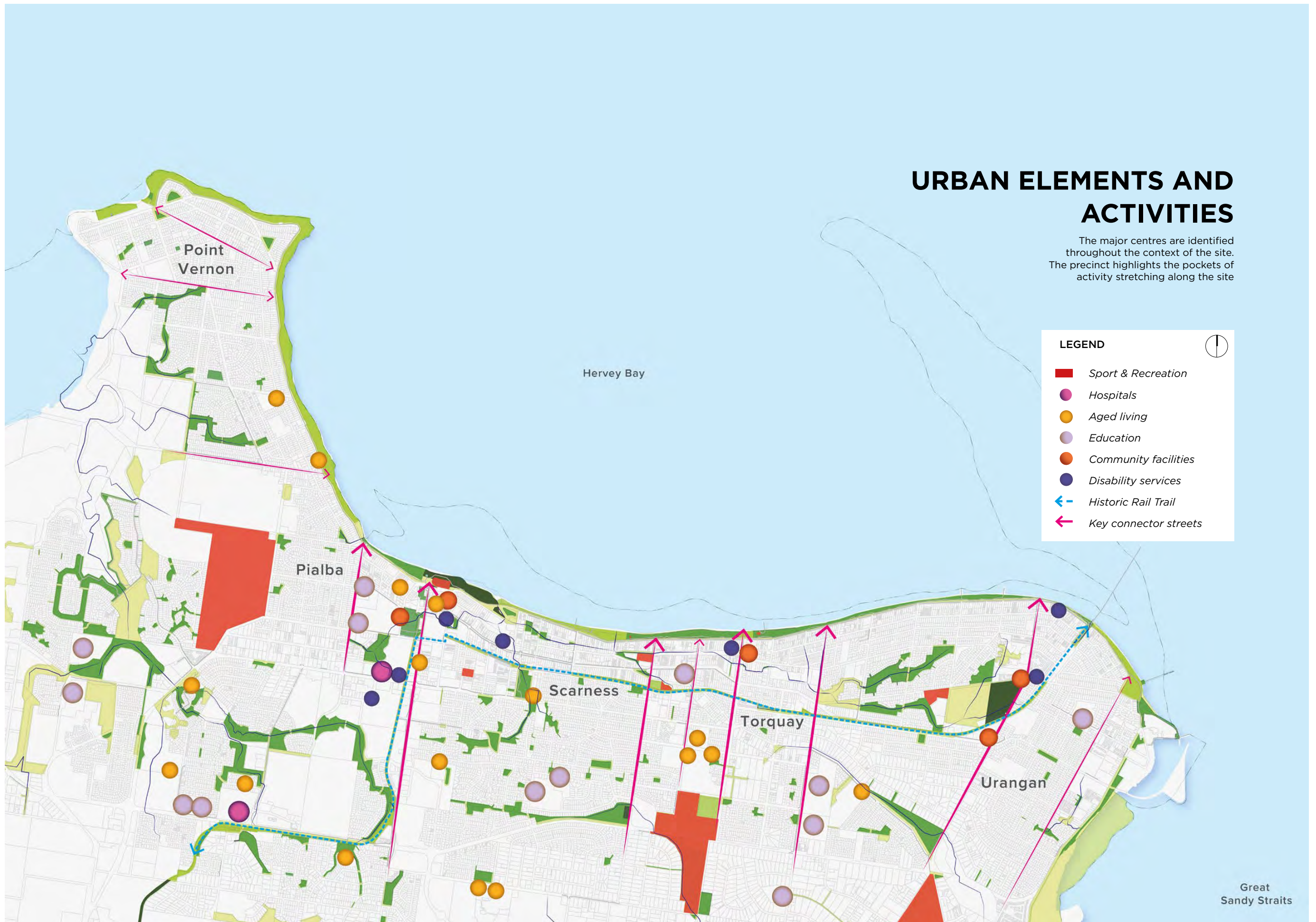
DEVELOPMENT + FUTURE PLANNING	
Panel Recommendation	Locality
Maintain the present legislated Council building height limits	Whole Esplanade
New mid to high rise developments on or near esplanade must provide adequate parking	
Opportunities for rezoning + planning: <ul style="list-style-type: none">Future commercial developments to include shopping plazas and arcadesTourist information kiosksNo more buildings / and or expansion out on esplanade foreshoreA legislative strategy for wayfinding / signage	Whole Esplanade
13 No change to the zoning of low/medium density areas to high density areas. No high-rise buildings in these areas.	Point Vernon











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CONTEXTUAL DIAGRAM

PIALBA

'A place for adventure'

- Recreation spaces, including water park, youth skate park
- Seafront oval - a key events space
- A foreshore link to the CBD

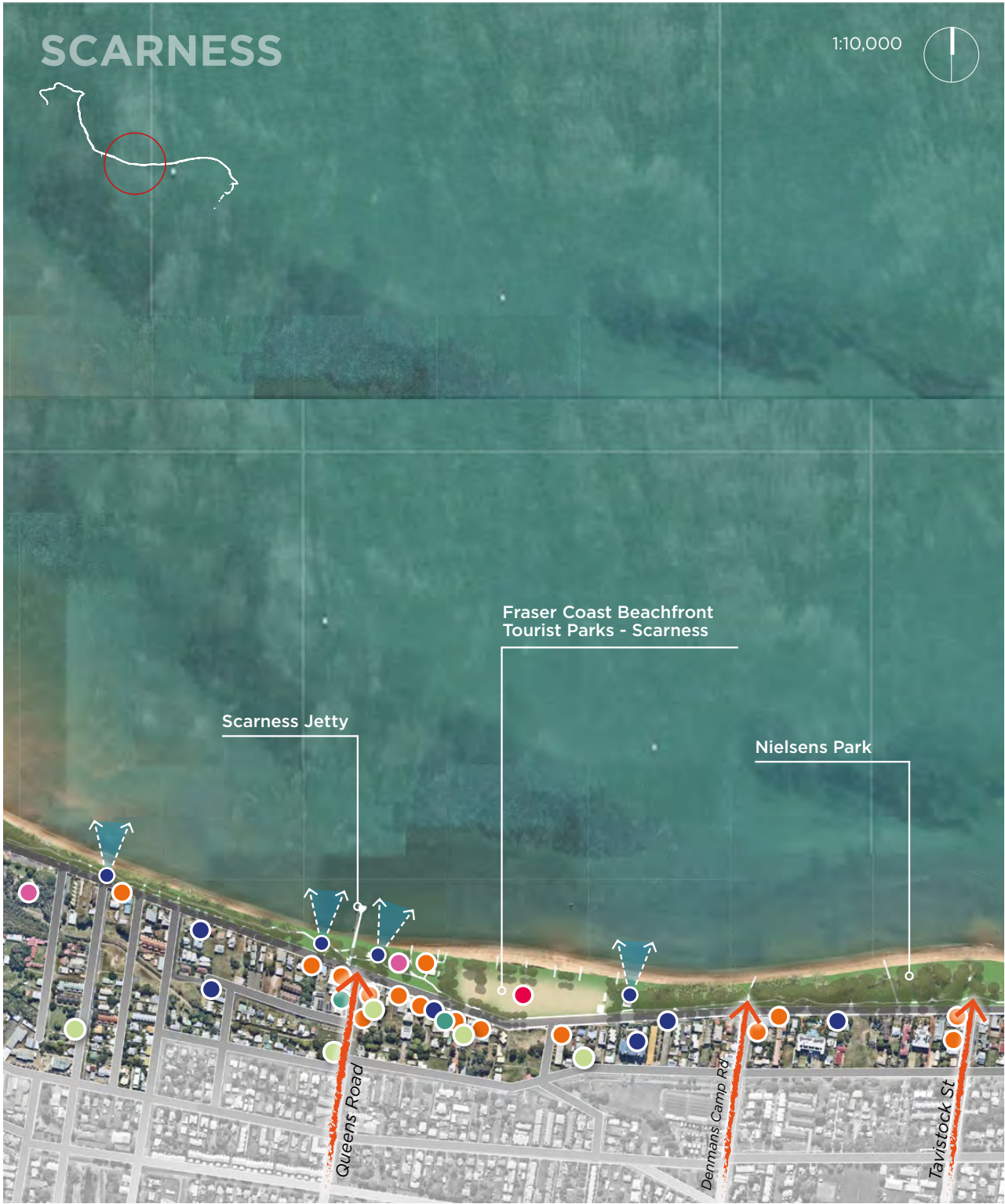
KEY EVENTS

- Whale Festival - Annual
- Seafood Festival - Annual
- Relay For Life - Annual
- Food n Groove Fridays - Summer
- Hervey Bay Triathlon - Annual
- Carols by Candlelight - Annual

LEGEND

- Food & beverage
- Retail
- Resort / tourist accommodation
- Caravan Park
- Commercial business
- Playground
- Key sea views





CONTEXTUAL
DIAGRAM

SCARNESS

*'A place to play - night
and day'*

- Vibrant retail and restaurant strips
- A relaxed hub where tourists and locals gather
- Colourful low scale urban character

KEY EVENTS

- Paddle out for Whales - Annual
- Hervey Bay Surf lifesaving events
- Pier to Pub Ocean Swim - Annual

LEGEND

- Food & beverage
- Retail
- Resort / tourist accommodation
- Caravan Park
- Commercial business
- Playground
- Key sea views

CONTEXTUAL
DIAGRAM

TORQUAY

'A place for health and wellbeing'

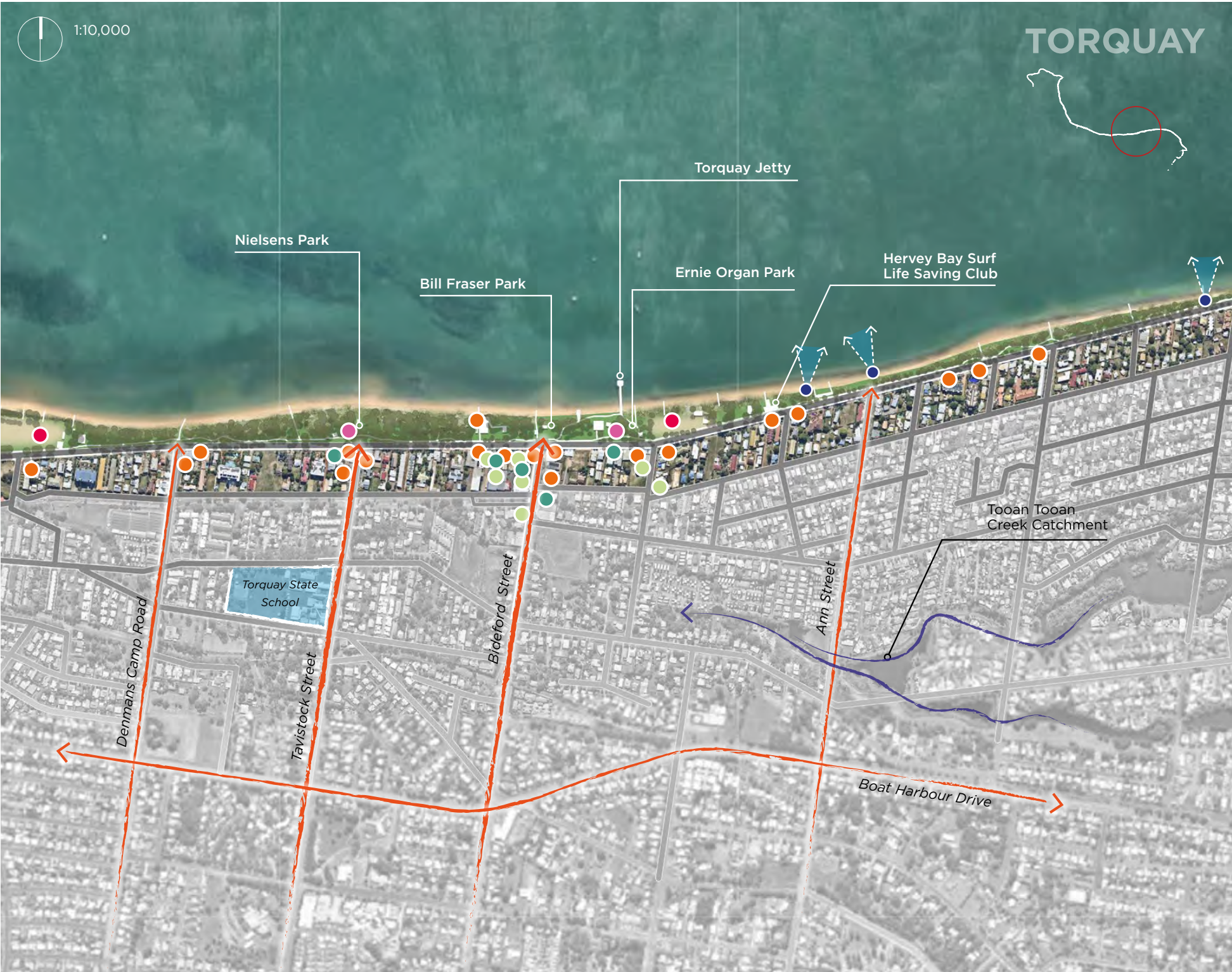
- A hive of activities, both water and land recreation
- Ideal swimming beach
- Recreation space to relax, keep fit and engage with community

KEY EVENTS

- Paddle out for Whales - Annual
- Hervey Bay Surf lifesaving events
- Pier to Pub Ocean Swim - Annual
- Park Run - every Saturday

LEGEND

	Food & beverage
	Retail
	Resort / tourist accommodation
	Caravan Park
	Commercial business
	Playground
	Key sea views





CONTEXTUAL DIAGRAM

URANGAN

'A place for pier culture'

- Prominent sea views of the harbour
- The Historic Pier is popular with tourist and locals. It is a great fishing spot
- Pier markets, twice a week

KEY EVENTS

- Urangan Pier Community Markets - every Sat & Wed
- Park Run - every Saturday
- Pier to Pub Ocean Swim - Annual
- Fraser Lions Pier Festival - Annual
- Clean Up Australia Day - Annual
- Park Run - every Saturday

LEGEND

- Food & beverage
- Retail
- Resort / tourist accommodation
- Caravan Park
- Commercial business
- Playground
- Key sea views

PART TWO

PRECEDENT STUDIES







BYRON BAY MASTER PLAN (2014-2016)

LOCATION	Byron Bay, New South Wales
CLIENT	Byron Bay Shire
PROJECT LEAD	McGregor Coxall

KEY LEARNINGS:

- 1. Strong community engagement
- 2. Delivery across 5 stages
- 3. Tailored website platform for community
- 4. 6 key catalyst projects

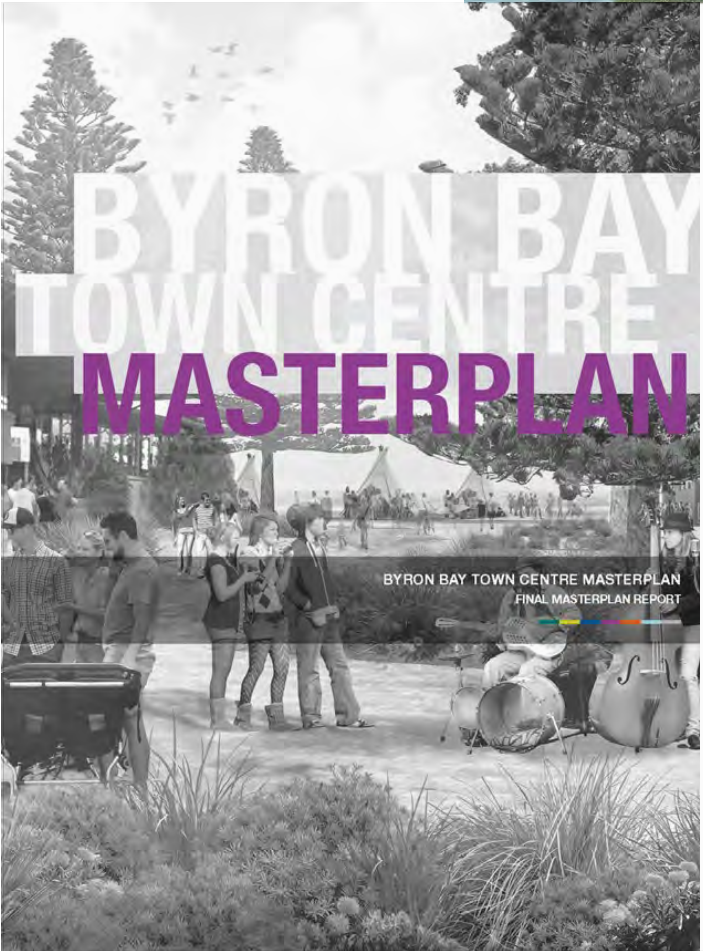


Image credit: McGregor Coxall

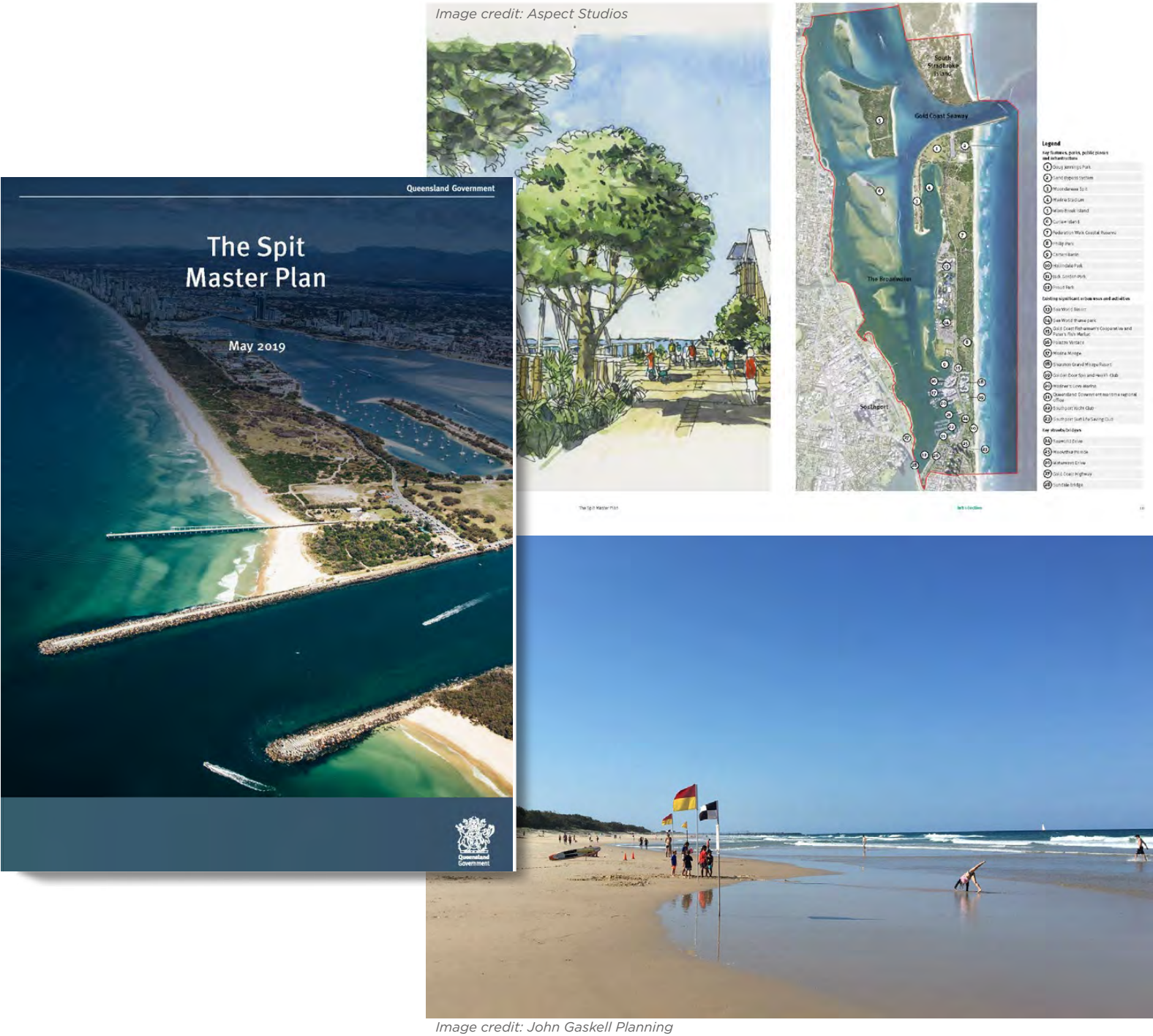


SOUTHPORT SPIT
MASTER PLAN (2019)

LOCATION	Southport, Queensland
CLIENT	Department of State Development, Manufacturing, Infrastructure and Planning
PROJECT LEAD	Aspect Studios

KEY LEARNINGS:

- 1. Strong community engagement
- 2. Strategies focused on creating jobs and increased tourism
- 3. Protection and enhancement of public open spaces



WOOLGOOLGA BEACH
RESERVE CONCEPT
DESIGN (2018)

LOCATION	Woolgoolga, Coffs Harbour
CLIENT	Coffs Harbour City Council
PROJECT LEAD	Lat27

KEY LEARNINGS:

- 1. Strong community and business engagement
- 2. Increased connection with the foreshore
- 3. Re-thinking of the existing uses to open up the foreshore for community benefit

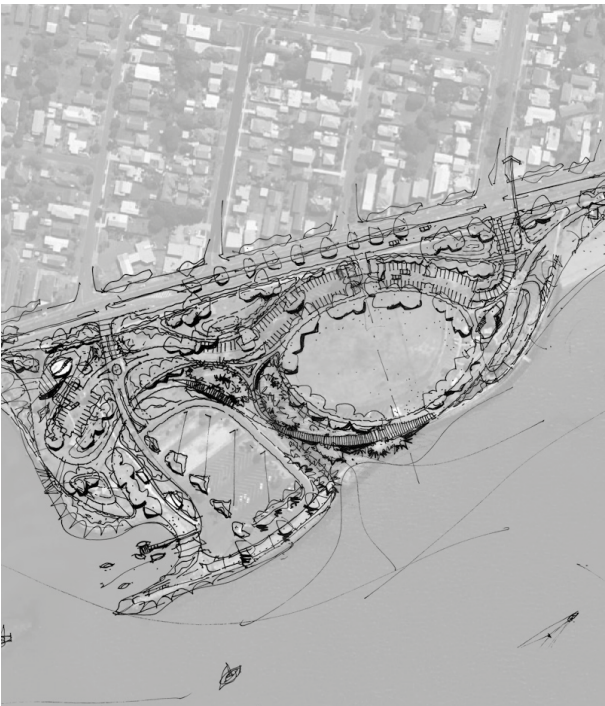


CLONTARF FORESHORE
MASTER PLAN *(2011)*

LOCATION	Clontarf, Moreton Bay
CLIENT	Moreton Bay Regional Council
PROJECT LEAD	Lat27

KEY LEARNINGS:

- 1. Catering for a diverse range of community groups
- 2. Incorporating water play, event space, playgrounds and picnic facilities
- 3. Strategic vision that can be staged over 20 years





GLEBE4: THE FORESHORE WALK (2007)

LOCATION	Glebe, Sydney
CLIENT	City of Sydney
PROJECT LEAD	JMD Design

KEY LEARNINGS:

- 1. 4 interconnected project delivered over 13 yrs
- 2. Balance of recreational outcomes and heritage sensitivity
- 3. Restoration of existing parkland, mangrove and inter-tidal habitats
- 4. Clear circulation network for pedestrians and cyclists



Territor.



Photograph credit: Linda Tegg



Photograph credit: Linda Tegg

AIRLIE BEACH
FORESHORE (2019)

LOCATION	Airlie Beach, North Queensland
CLIENT	Whitsunday Regional Council
PROJECT LEAD	Urbis – landscape architecture

KEY LEARNINGS:

- 1. Economic benefit to the tourism industry
- 2. Increase the appeal of the Whitsundays as a tourism destination
- 3. New modern facilities to suit community events





PROMENADE DES ANGLAIS, NICE, FRANCE

PURPOSE / GOALS

The seaside bike path traces the entire length of the Promenade des Anglais, continuing all the way to Cagnes-sur-mer. Not only is cycling a way of life, its a major tourist attraction.

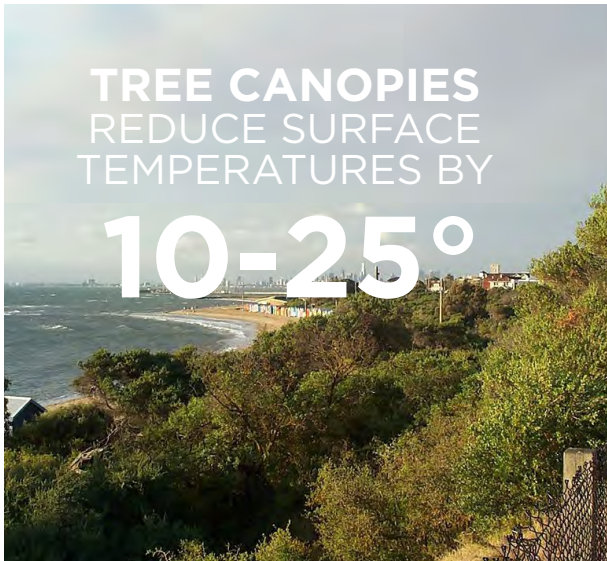
WALKING
CREATES VIBRANT
COMMUNITIES AND
SUPPORTS LOCAL
BUSINESSES..
**PEOPLE WHO WALK
AND SHOP LOCALLY
VISIT MORE OFTEN**



**PORT PHILLIP
BAY, MELBOURNE,
VICTORIA**

PURPOSE / GOALS

The Bay Trail is a shared use path for cyclists and pedestrians which follows the coastline of Port Phillip Bay. Some portions of the trail have dedicated cycle corridors with slow pedestrian paths on the bay side.

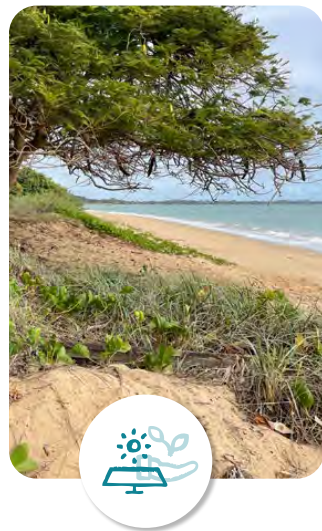


PART THREE

ESPLANADE PRINCIPLES







ENVIRONMENT

Preserve and enhance the natural foreshore environment as Hervey Bay's greatest asset.



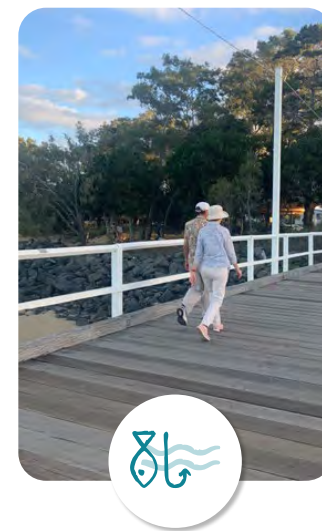
CONNECTIVITY

Create a safe and functional mobility corridor prioritising pedestrians, cyclist & mobility devices.



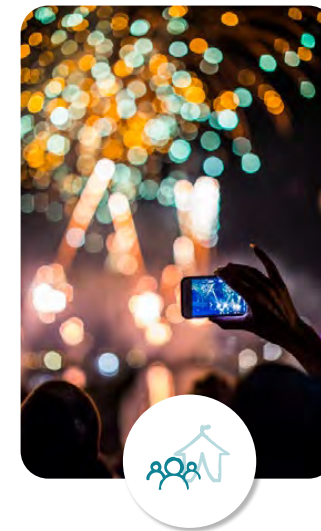
CONNECTING TO COUNTRY

Preserve and reclaim sacred indigenous spaces to allow traditional rituals and education to continue in their historical contexts.



PLACEMAKING

Reinforce the character of the bay as a destinational sea side town, reflecting its unique SEQ character and environment.



ACTIVATION

Enhance the vibrancy of the Esplanade as a vibrant destination for both locals and visitors, day and night.

MASTER PLAN PRINCIPLES

ENVIRONMENT



OPPORTUNITIES

VEGETATION

- Maintain the highly vegetated appearance of the esplanade in appropriate locations - Mature trees are of cultural and environmental significance
- Succession planting & planning to enhance the dune vegetation
- Achieve a balance of trees and views to water
- Connection to the broader open space network to take the pressure off the esplanade
- Relationship between the dune and tree shade
- Built vs natural environment
- Continuous green space is important
- Connection to the water is of high importance
- Turtle sensitive habitat - currently state mapped whole foreshore / minimise light disturbance

ENVIRONMENTAL HAZARDS

- The Esplanade is prone to erosion and sea level rise with impacts to vegetated foreshore areas buildings, and infrastructure (***Coastal Futures Strategy***)
- Natural regeneration - public education / signage / storytelling
- Reduce heat impact with shade trees
- Management of the trees to mitigate perceived risk of limb drop



MASTER PLAN PRINCIPLES

CONNECTIVITY



OPPORTUNITIES

PEDESTRIAN & CYCLE CONNECTIVITY

- On road mobility corridor; allowing for e-scooters, bikes and mobility scooters
- Pedestrian path upgrades to 3m where possible
- Pedestrian priority at nodes
- All abilities access to the beach & improve grades

VEHICLE MANAGEMENT

- Consider one-way street - noting business viability
- Reconsider placement of parking - strategic land acquisition is an opportunity
- Consider short term parking along esplanade to encourage high turnover in front of the shops and longer term parking in the streets behind
- Free shuttle service along the esplanade
- Reduce vehicle speed to 40km/h

WAYFINDING

- Wayfinding for everyone
- Technology - overlay stories / land management / education
- Define access points
- Environmental and historical education overlays

36



--- Proposed shared path
— Proposed on road mobility corridor

MASTER PLAN PRINCIPLES

CONNECTING TO COUNTRY



OPPORTUNITIES

INDIGENOUS & CULTURAL HERITAGE

- Preserve and celebrate sacred indigenous spaces
- Highlight indigenous stories and history
- Opportunities for wayfinding / indigenous art
- Reinforce the character of these spaces as distinctly unique to the area
- Cultural induction opportunities

ENVIRONMENT

- Preserve and restore the natural environments of indigenous significance
- Regeneration and revegetation - opportunities for bush tucker
- Where necessary remove inappropriate infrastructure & reinforce landscape features

EDUCATION

- Creation of places for education and storytelling
- Wayfinding and information overlays
- Skills/training opportunities along the Esplanade for Butchulla people



MASTER PLAN PRINCIPLES

PLACEMAKING



OPPORTUNITIES

CHARACTER

- Reinforce the character of the bay as a destinational sea side town, reflecting its unique SEQ character and environment.
- High level of visual amenity
- Reinforce the lifestyle of the foreshore
- Beachfront caravan parks are Hervey Bay's unique selling point

COMMUNITY

- Residents are very proud of the Esplanade
- Strong community support for the caravan parks on the beach
- Hervey Bay demographic - low socio economic - provide access to multiple free activities
- Lots of new people settling in Hervey Bay: Cater for the diversity of their needs
- Allow flexibility for events of all scales and types
- Design for both day and night



MASTER PLAN PRINCIPLES

ACTIVATION



OPPORTUNITIES

LOCAL BUSINESS

- Revitalise existing buildings & businesses
- More coastal dining opportunities
- Focus on night time dining & activities
- Pier opportunities - enhance food and beverage offerings near the pier
- Optimising land use and future growth
- Broaden the energy - connect to back streets

CATER FOR YOUTH

- Activities for teen. e.g. beach volleyball
- Encourage night life

EVENTS

- Accommodate large and small scale events
- Flexible green space for larger events e.g. bike set down for Hervey Bay Triathlon
- High pressure on green space - activate other green spaces
- Event infrastructure

RECREATION

- Family focused recreation - for many people the foreshore is their backyard
- Water transect - establish strategies around what people can do and where
- Personal water craft access e.g. off shore moorings
- Cycle tourism infrastructure
- Watersport hub
- Expand parkland in key hubs



PART FOUR

OPPORTUNITIES





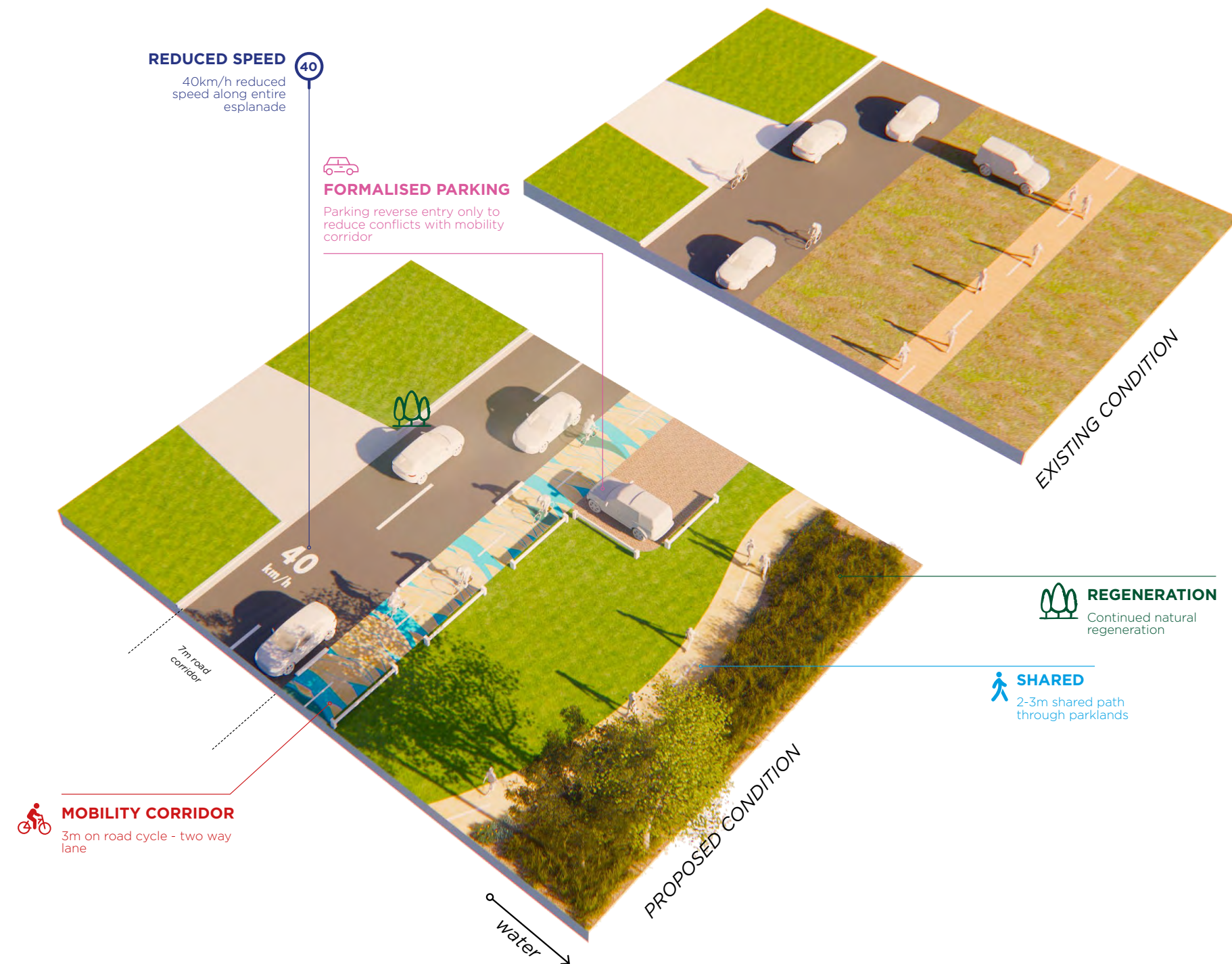


POINT VERNON

Typical section - mobility corridor testing



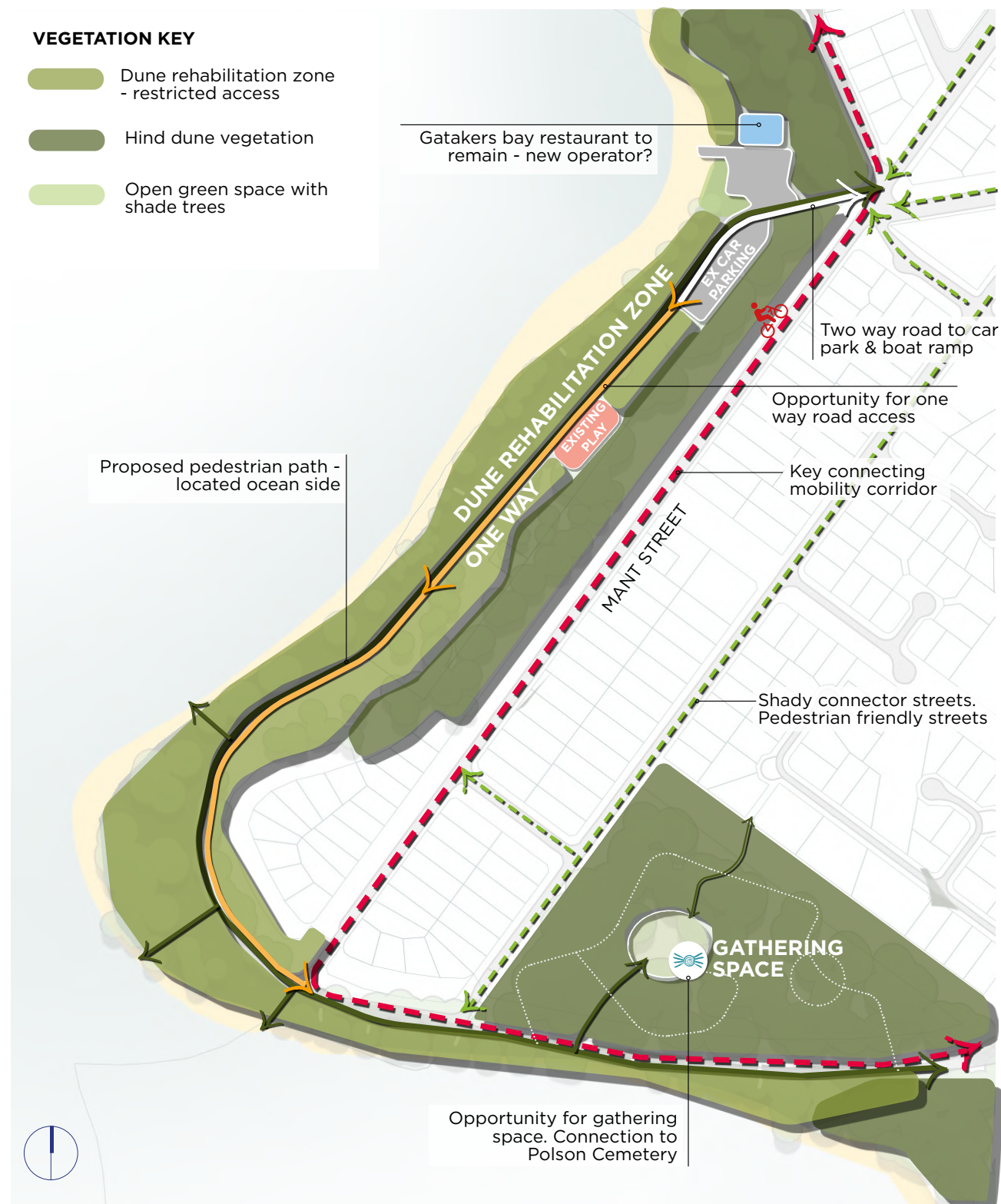
Existing condition



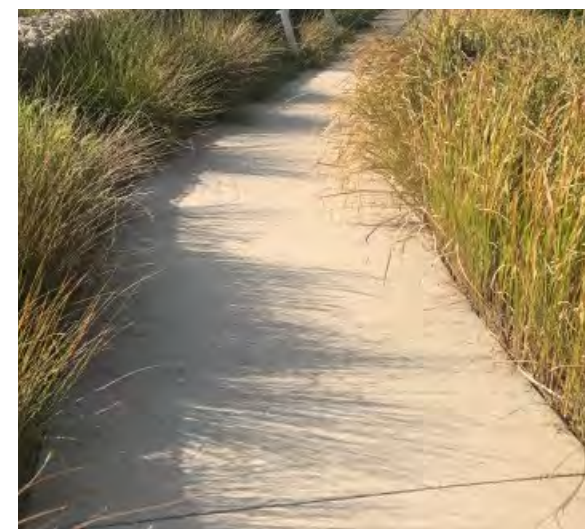
POINT VERNON

KEY OPPORTUNITIES

- Opportunity for pedestrian connection along lower ring road - to be located on ocean side of road
- Potentially create a one way loop to reduce the vehicle traffic and reduce road width.
- Opportunity for a gathering space in Parraweena Park - connection to waters edge
- Maintain the highly vegetated appearance of the Point Vernon - Mature trees are of cultural and environmental significance
- Dune rehabilitation - Succession planting & planning to enhance the dune vegetation



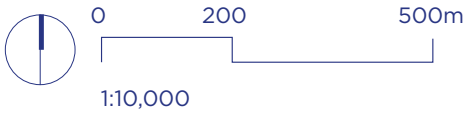
CHARACTER IMAGERY



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PIALBA



PIALBA

*Typical section -
mobility corridor
testing*



Existing condition



PIALBA

KEY OPPORTUNITIES

- Recognise Tooan Tooan Creek as an important sacred space - opportunity for natural rehabilitation of Apex Park - remove play. Identified as an area of cultural and environmental significance
- Opportunity for beach volley ball courts with new beach access point
- Sea front oval - mounding to road edge to gain views to water & buffer from road
- Dune rehabilitation - Succession planting & planning to enhance the dune vegetation

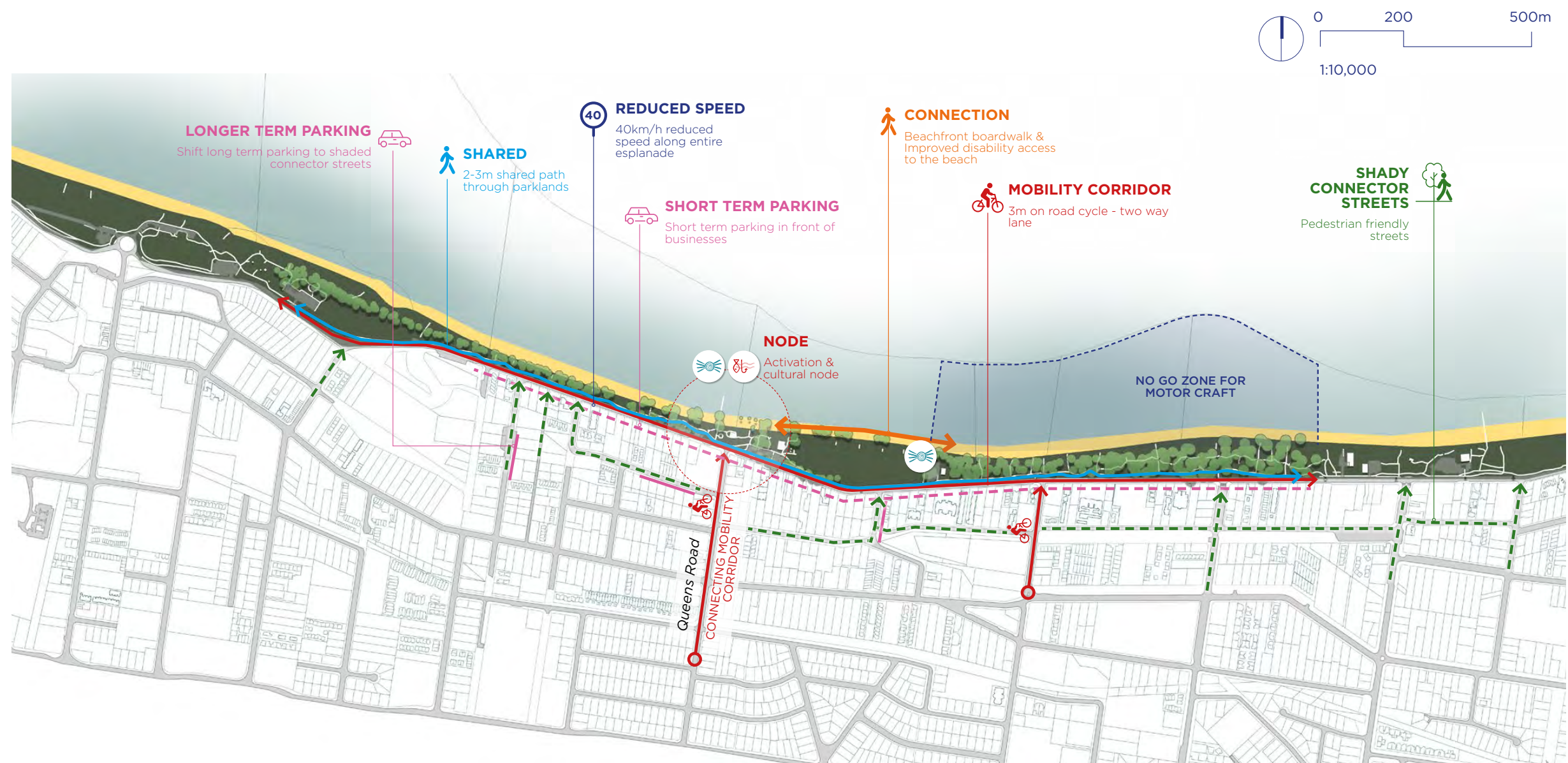
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SCARNESS

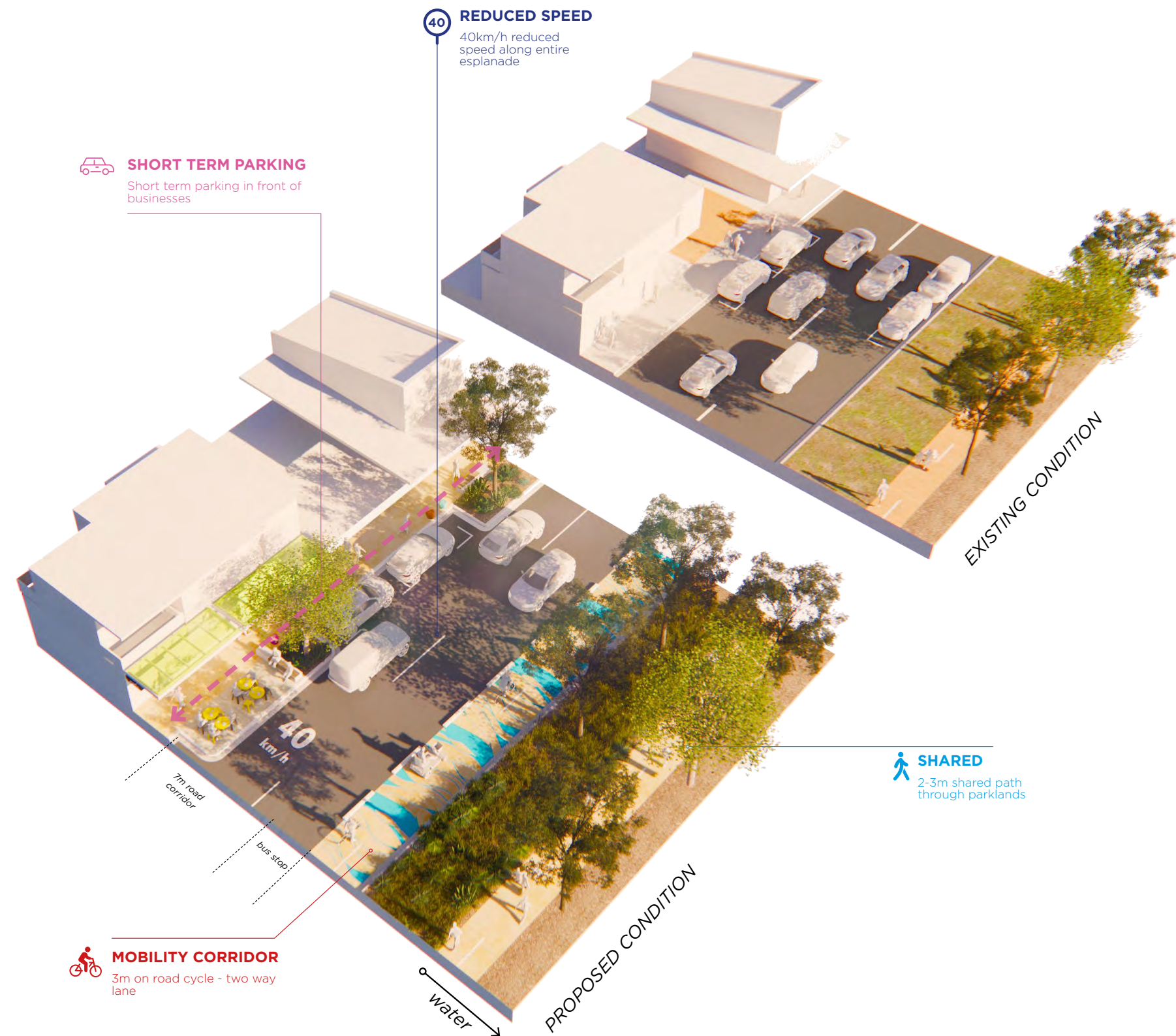


SCARNESS WATERSPORTS HUB

*Typical section -
mobility corridor
testing*



Existing condition

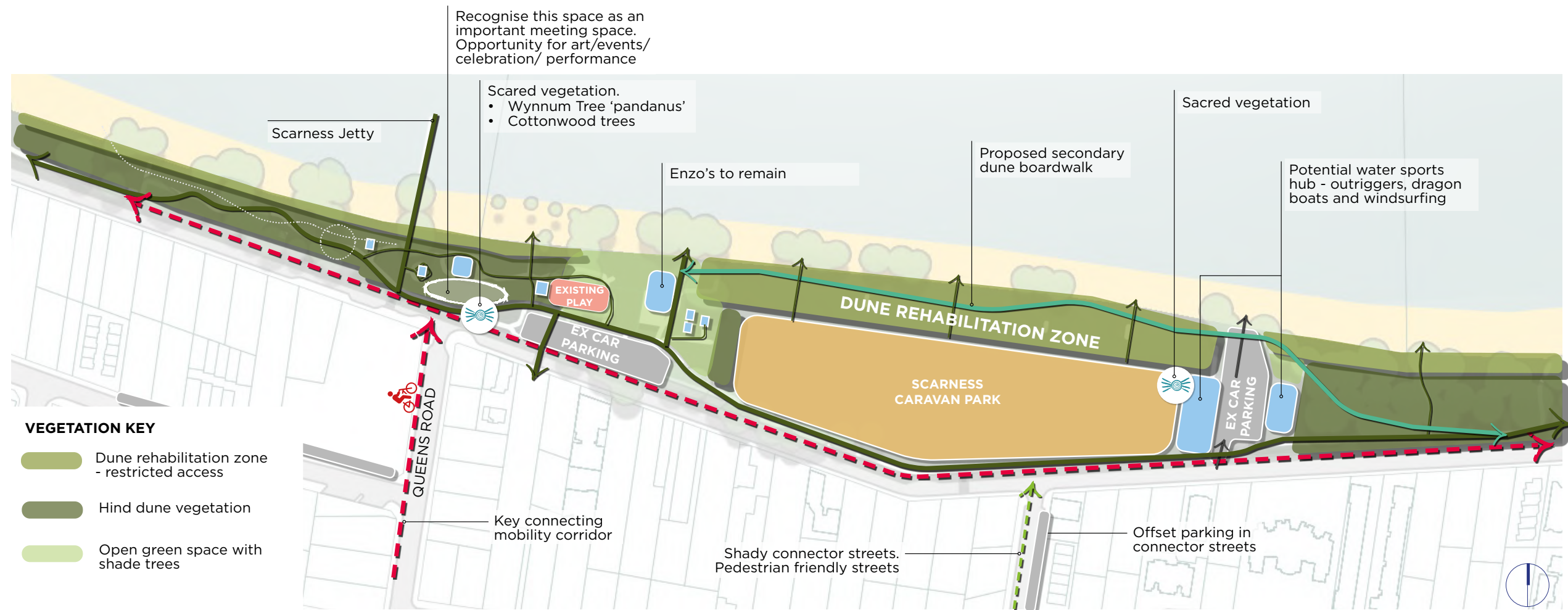


SCARNESS

KEY OPPORTUNITIES

- Opportunity to consolidate water sports- outriggers, dragon boats and windsurfing
- Proposed secondary dune boardwalk in front of caravan park
- Mobility corridor - create a safe and functional mobility corridor prioritising pedestrians, cyclist & mobility devices.
- Dune rehabilitation - Succession planting & planning to enhance the dune vegetation
- Opportunity for night markets at the end of Queens Road
- Integrated universal beach access

CHARACTER IMAGERY

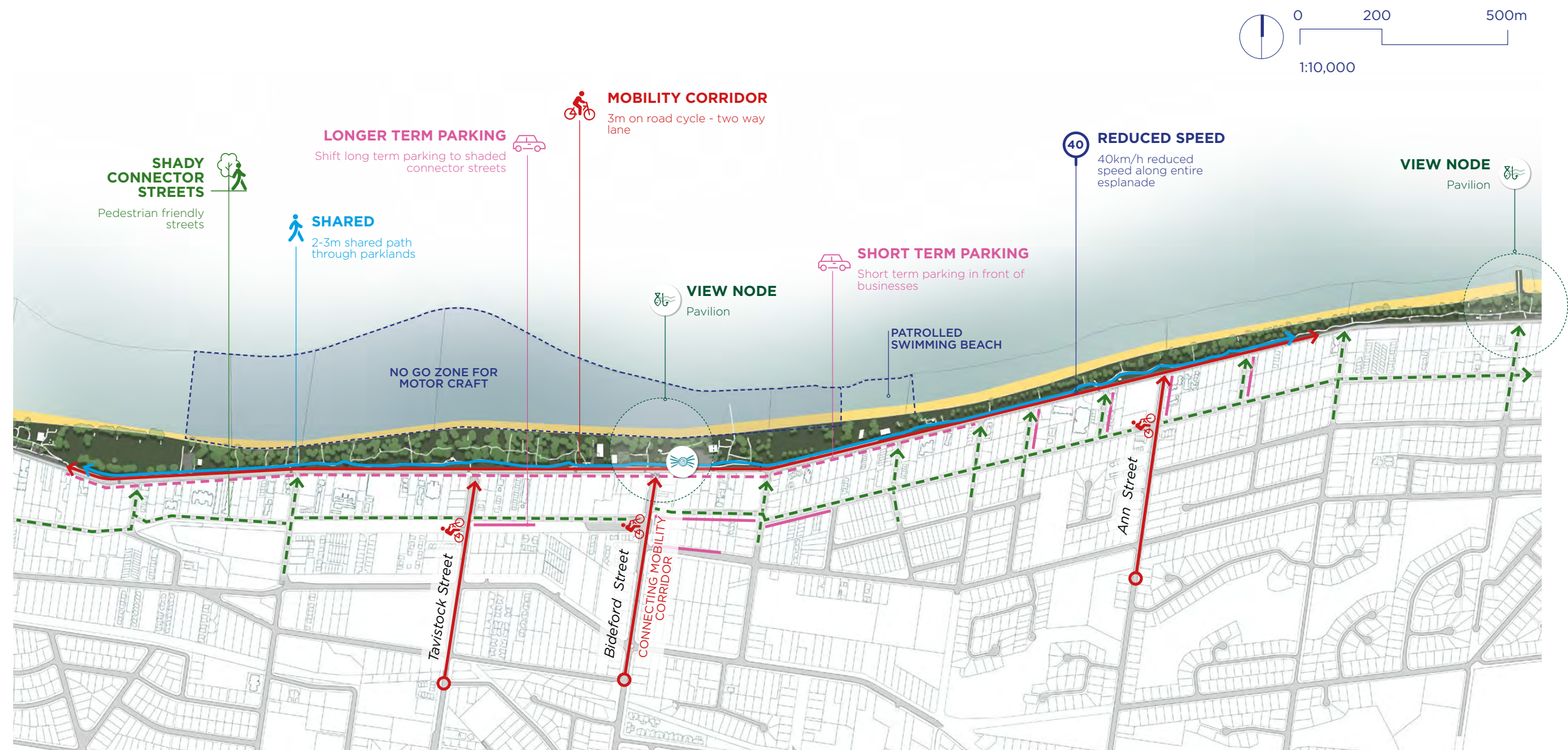


SCARNESS WATERSPORTS HUB

LEGEND

- | | |
|----|---|
| 01 | Proposed building extension - Private boat storage facility |
| 02 | Proposed building extension with new changing places facility |
| 03 | Ambulant parking. (2 x long spaces) |
| 04 | Shelter upgrade to provide inclusive access |
| 05 | New all inclusive ramped access to beach |
| 06 | Indigenous gathering space beneath significant trees |
| 07 | Proposed board walk through dune rehabilitation zone |
| 08 | Wash down zone/ event overlay |
| 09 | Dune rehabilitation zone |
| 10 | Shared path to be upgraded to 2-3m where possible without tree loss |
| 11 | Proposed mobility corridor |





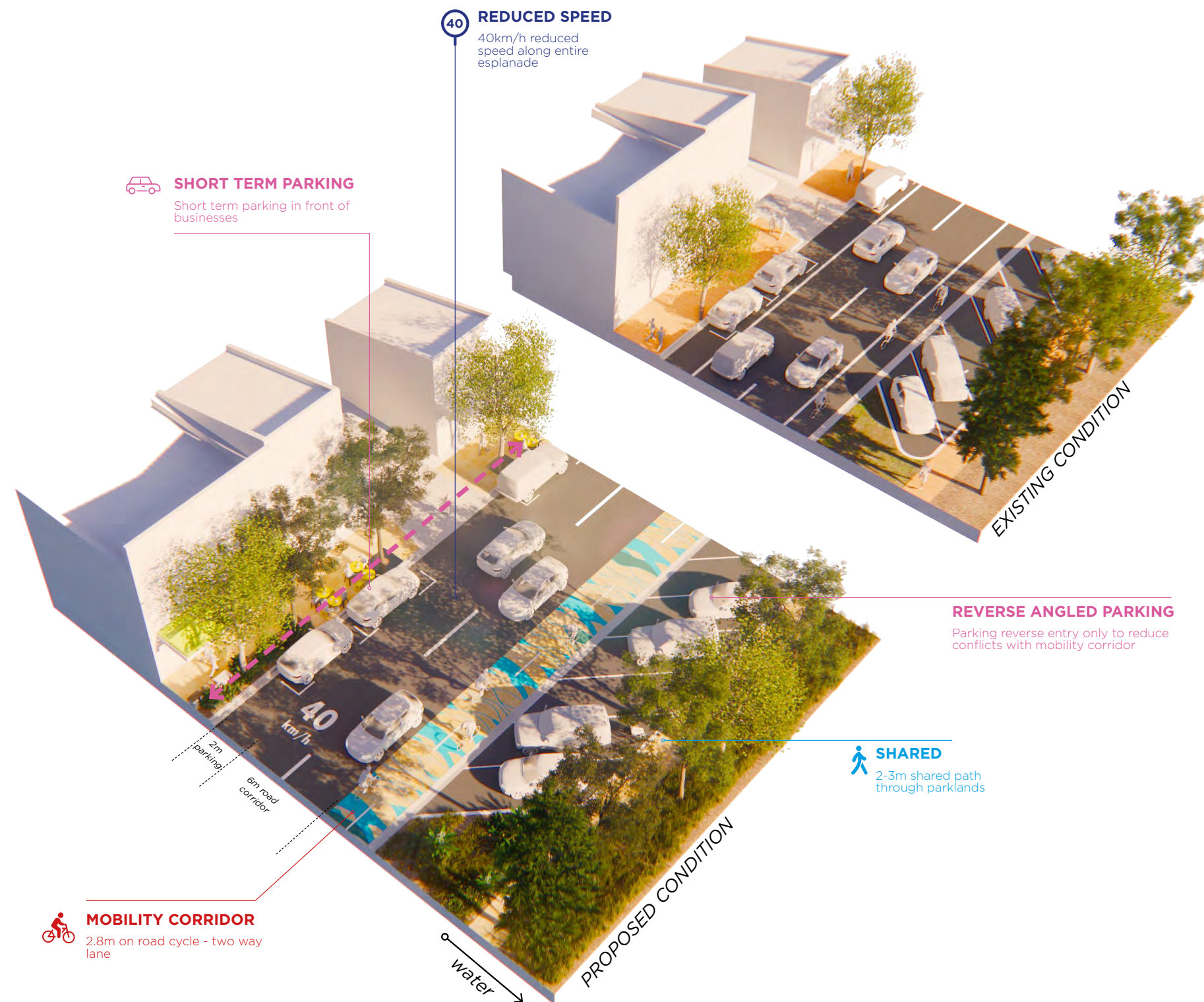
TORQUAY SAILING HUB

Typical section - mobility corridor testing

Parking and road corridor
reduced to minimum widths
- alternate is to remove
southern side of parking



Existing condition

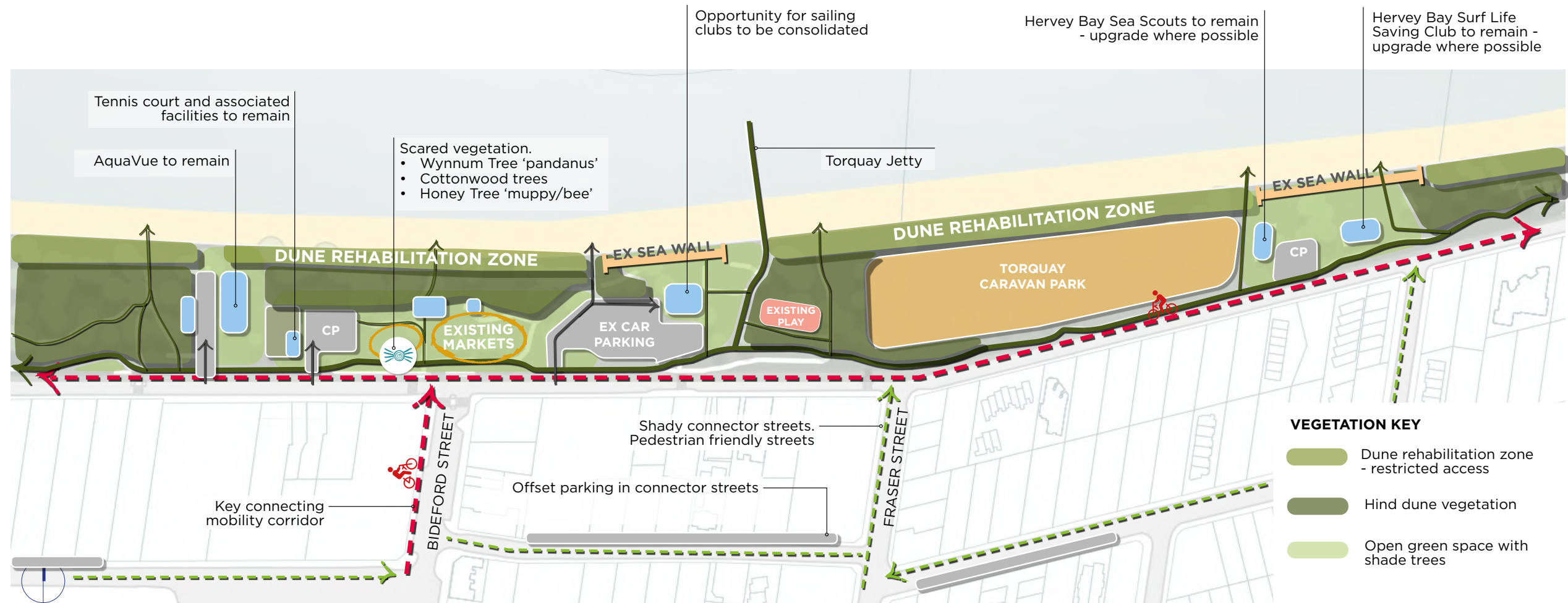


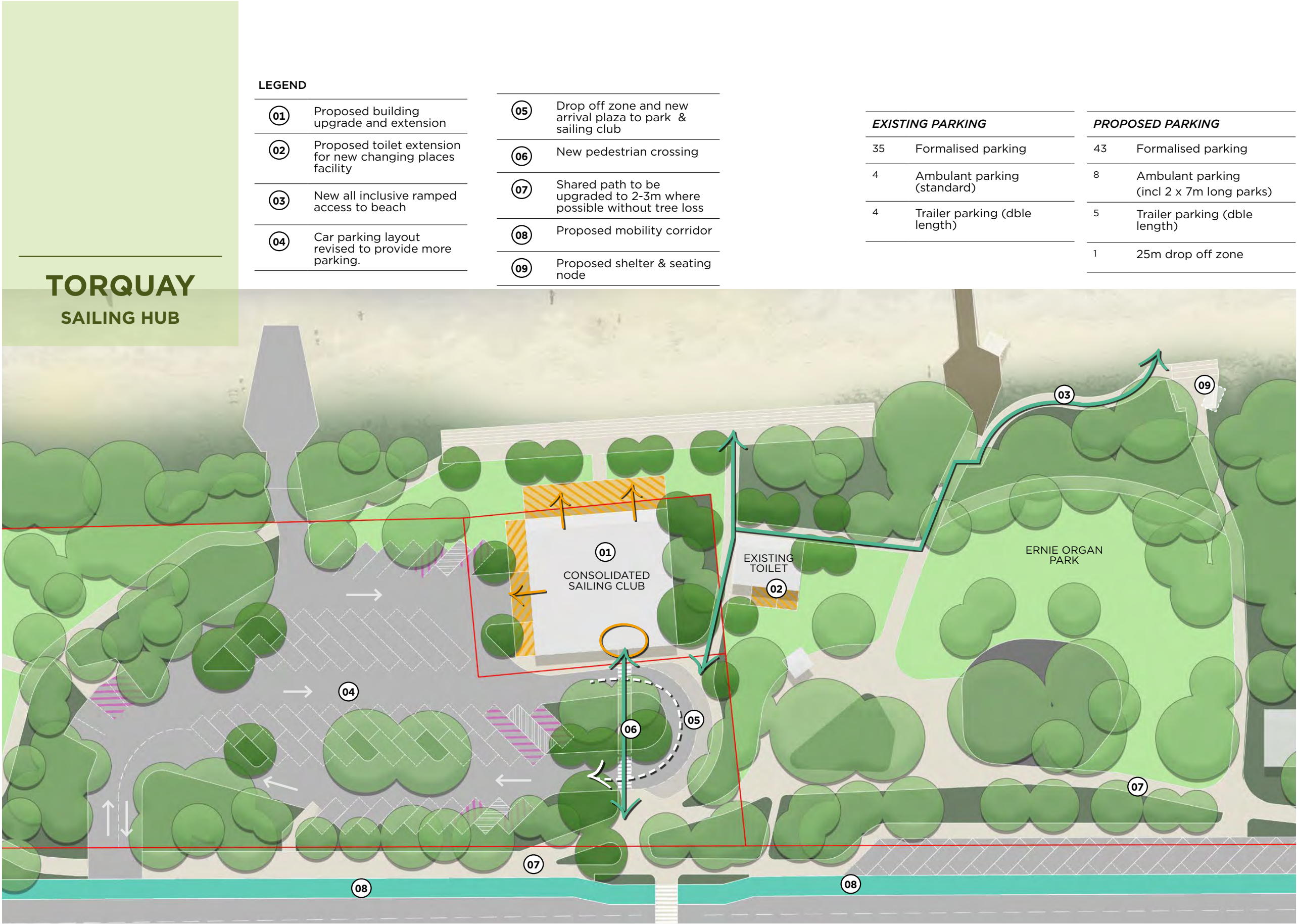
TORQUAY

KEY OPPORTUNITIES

- Opportunity to consolidate sailing clubs at Hervey Bay Sailing club site - upgrade current building
- Mobility corridor - create a safe and functional mobility corridor prioritising pedestrians, cyclist & mobility devices.
- Dune rehabilitation - Succession planting & planning to enhance the dune vegetation
- Hind dune - mature planting areas to support dune rehabilitation
- Integrated universal beach access

CHARACTER IMAGERY





TORQUAY
SURF LIFESAVING & SEA
SCOUTS HUB

LEGEND

01	New drop off zone and ambulant parking space
02	New changing places facility
03	New compliant access from street to beach
04	Proposed building upgrade, including new street address
05	Lightweight access to lifeguard tower through dune rehabilitation
06	Wash down zone/ event overlay
07	Carparking reconfigured to gain more parking
08	Dune rehabilitation zone
09	New pedestrian crossing connecting to back street parking and adjacent businesses
10	Shared path to be upgraded to 2-3m where possible without tree loss
11	Proposed mobility corridor

EXISTING PARKING

3	Formalised parking
0	Ambulant parking (standard)

PROPOSED PARKING

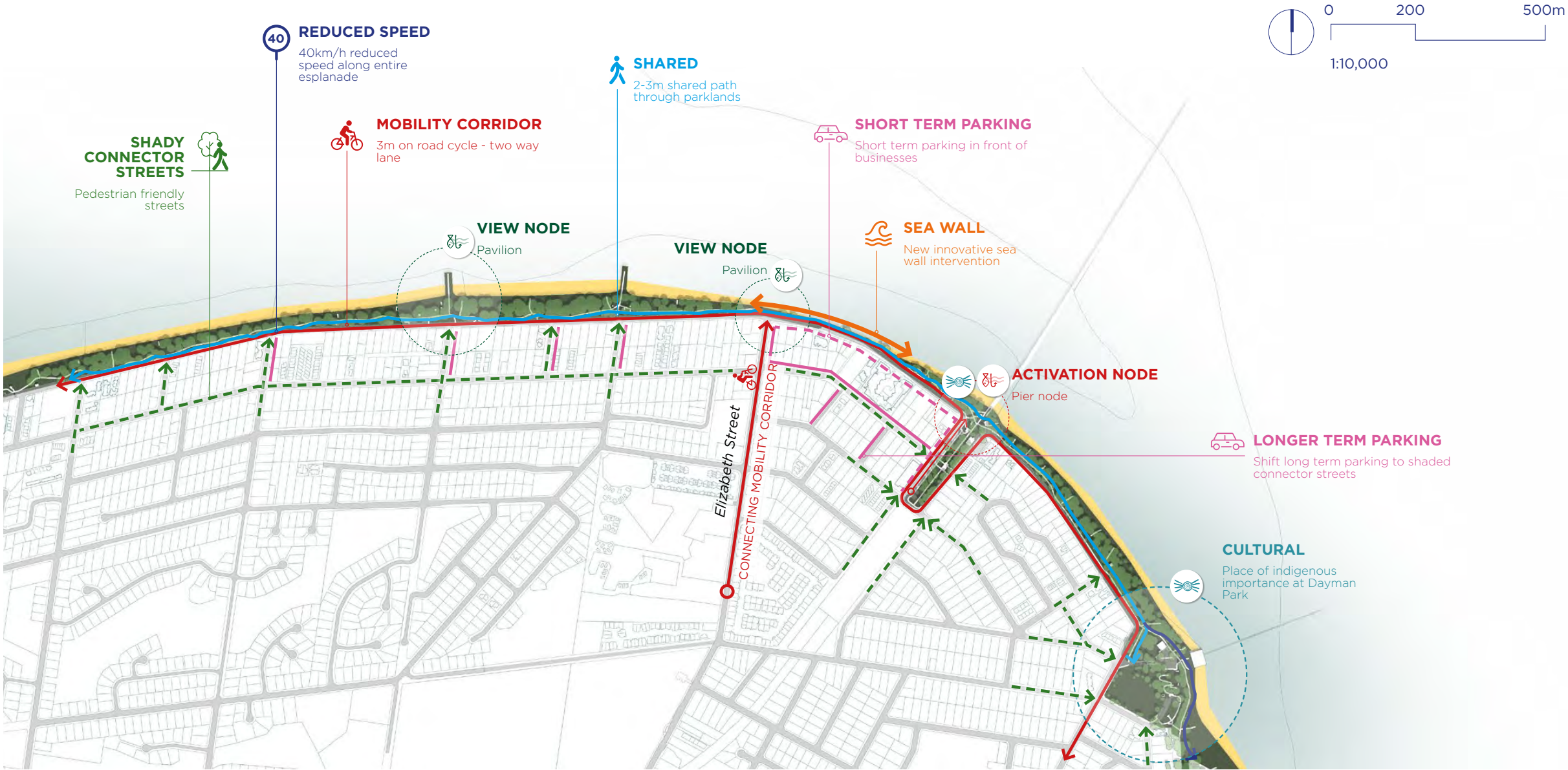
6	Formalised parking
1	8m long ambulant parking
1	12m long drop off zone



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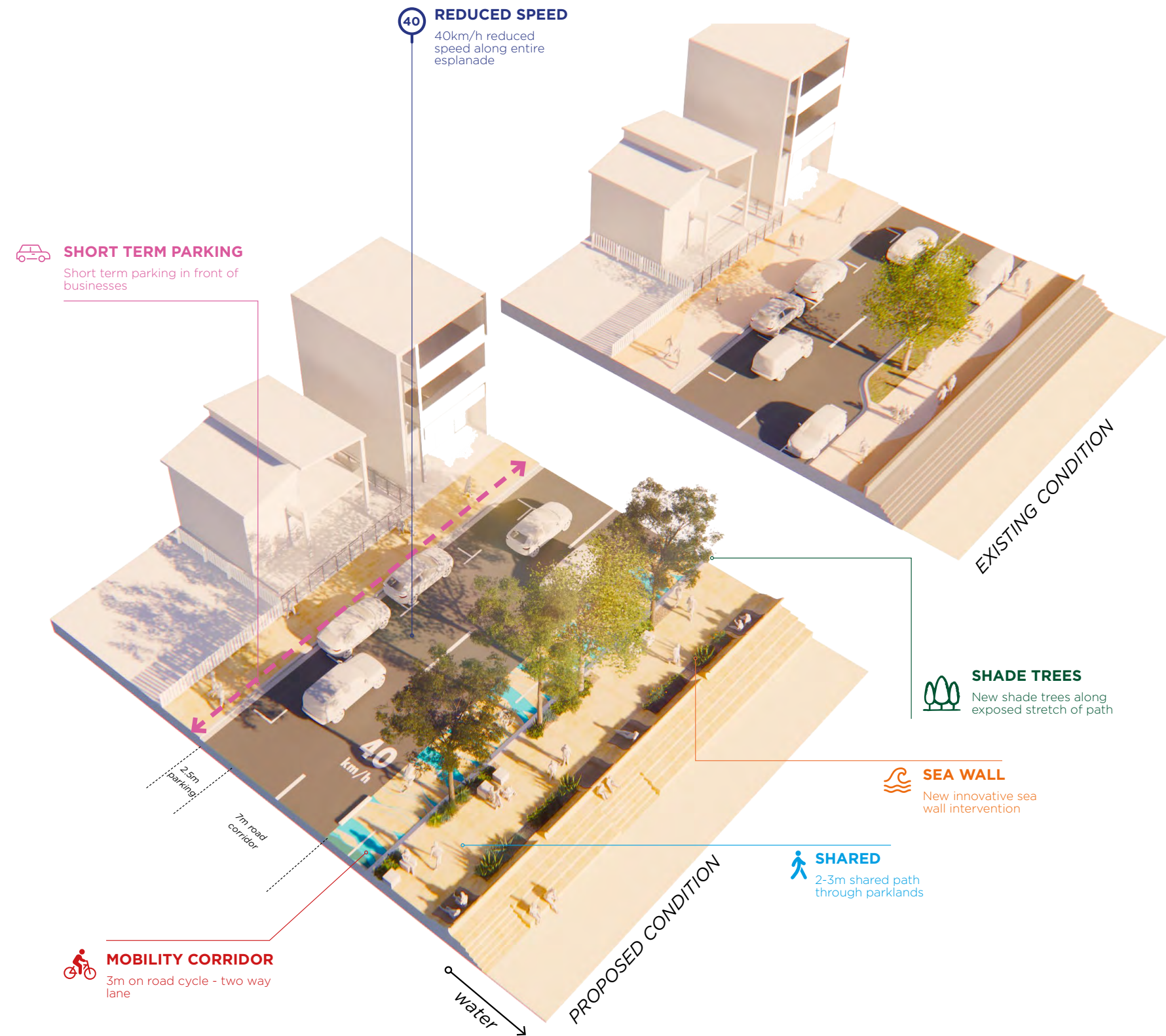
URANGAN



URANGAN



Existing condition



URANGAN PIER

OPPORTUNITIES

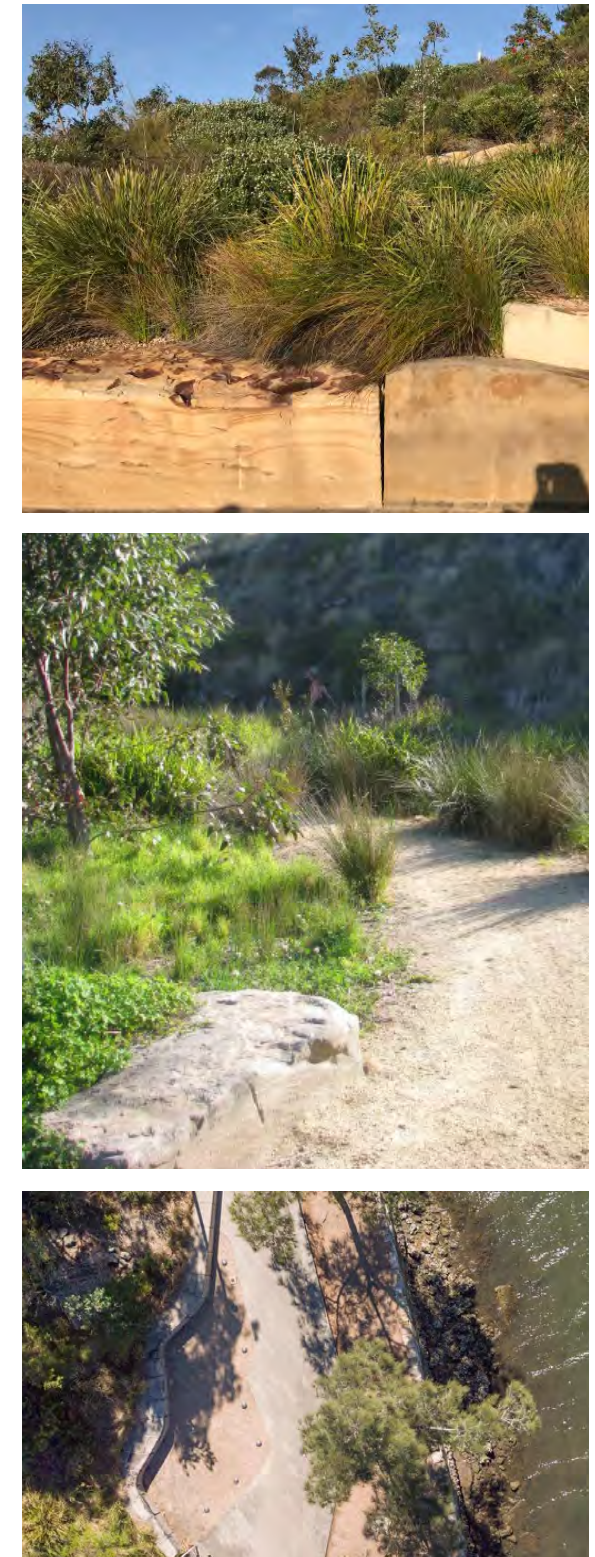
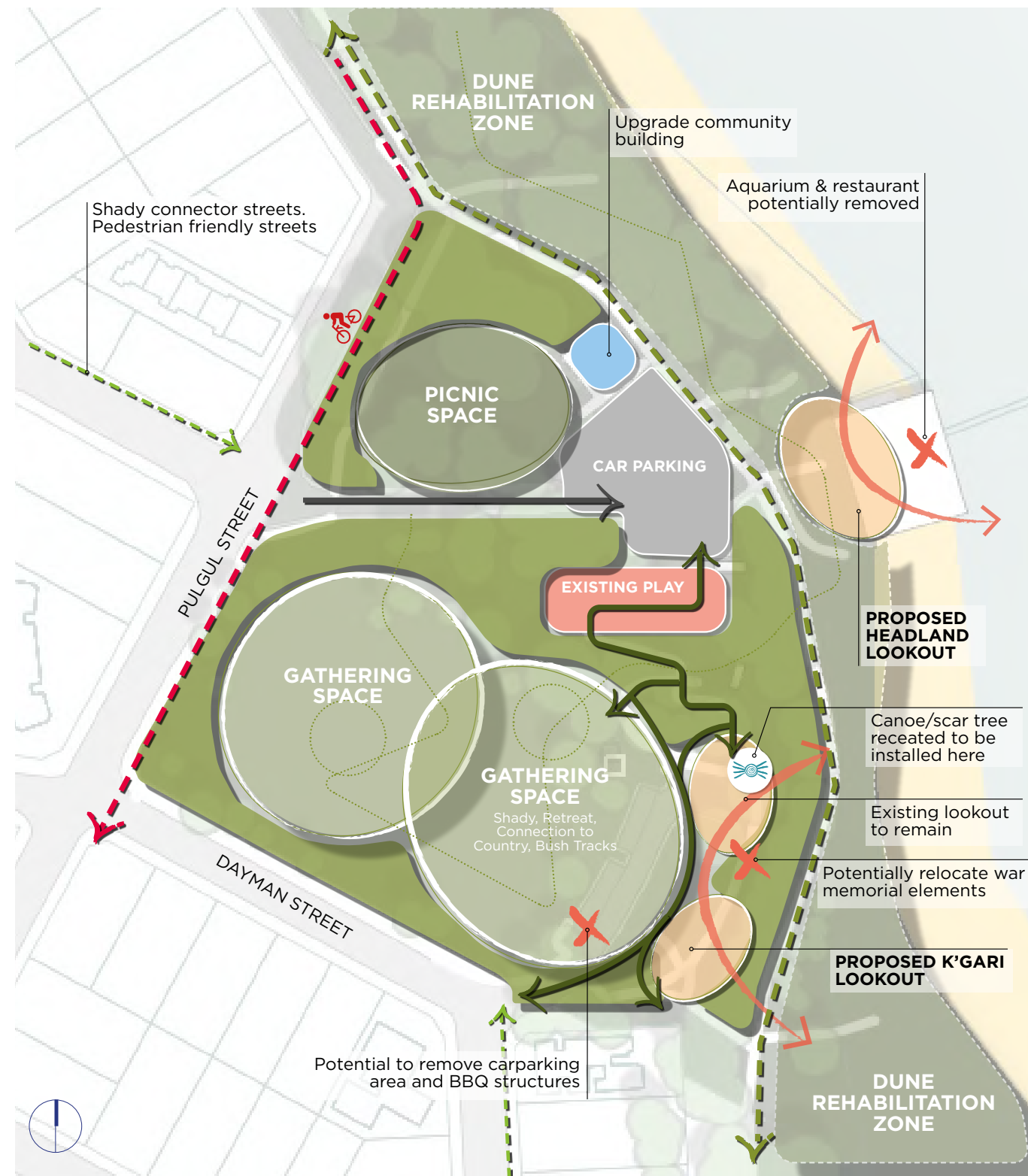
- Mobility corridor - create a safe and functional mobility corridor prioritising pedestrians, cyclist & mobility devices.
- Dune rehabilitation - Succession planting & planning to enhance the dune vegetation - in conjunction with existing rock revetment
- Hind dune - mature planting areas to support dune rehabilitation
- Integrate universal beach access
- New innovative sea wall intervention in conjunction with existing rock revetment



CHARACTER IMAGERY



- Recognise Dayman Park as a significant First Nations space
- Create additional gathering space on the headland with views to K'gari
- Reduce formality of hardscape and character with more natural path connection through space
- Establish a vegetated edge to enhance the corroboree space
- Connect the corroboree space to the headland by removing the car park & hard infrastructure
- Focus more active spaces within lower portion of Dayman Park
- Potentially relocate the European memorials (possibly to the RSL grounds or associated esplanade)



PART FIVE

DEVELOPED MASTER PLAN CONCEPTS







DUNE REHABILITATION

GOALS

The Hervey Bay Esplanade Master Plan is guided by the Coastal Futures Strategy. The strategies identified in the Master Plan aim to support the intermediate, medium and long term planning put forward in the Coastal Futures Strategy.

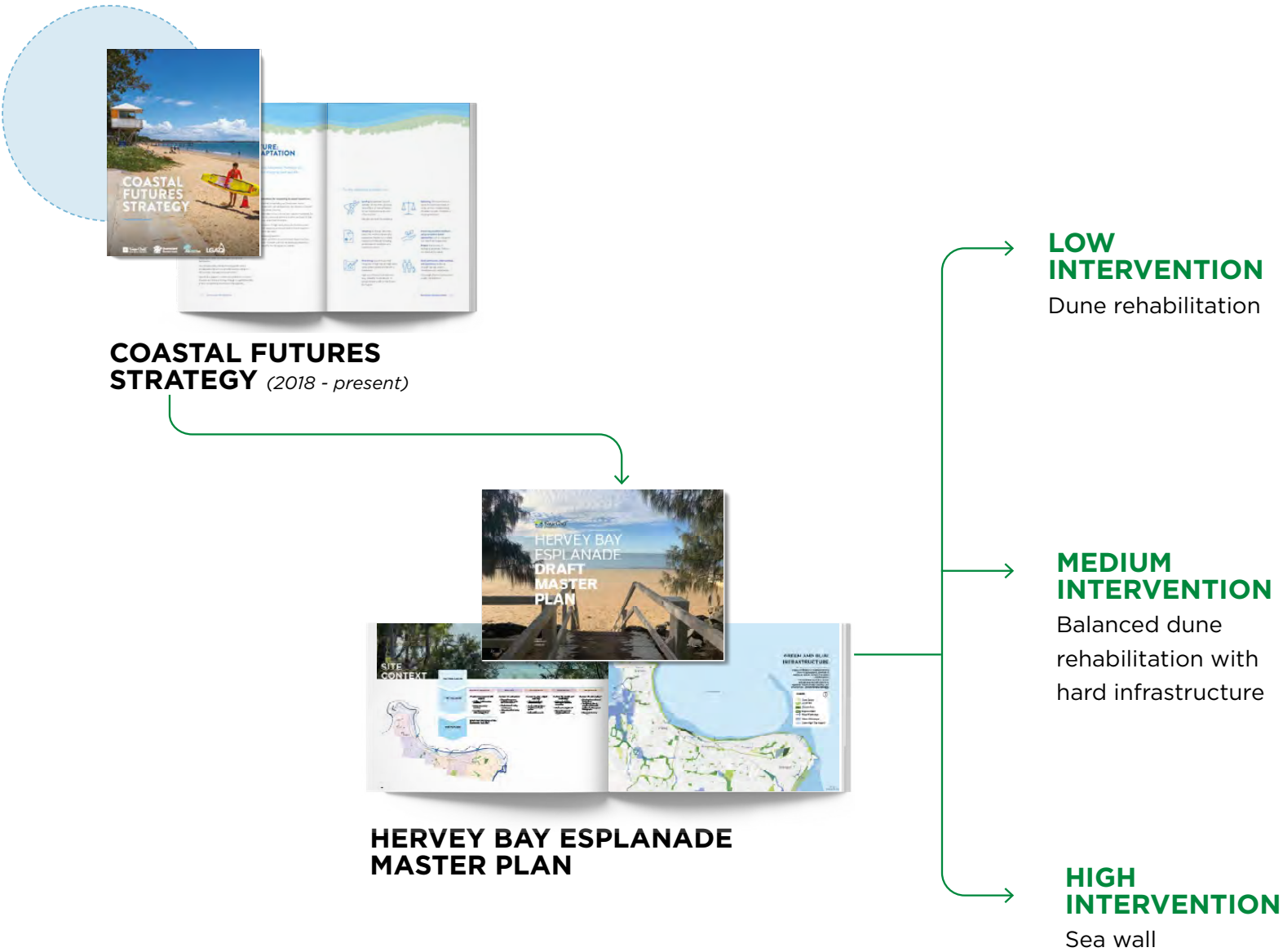
“Our coastline is very important: It is our playground and it is the source of much of our livelihoods as thousands of tourists come here every year to relax on our beaches, fish, swim or sail”

- Coastal Futures Strategy

Where possible the Master Plan adopts a strategy of coastal dune management. We know that healthy vegetated foreshores provide a natural function, which protects the coastal communities, provides a natural barrier from environmental hazards and provides a habitat for flora and fauna.

The second line of defence is a balance of natural dune management and hard infrastructure strategies identified in the Coastal Futures Strategy. Where there is no opportunity for dune rehabilitation a sea wall is the appropriate strategy to manage the environmental hazards.

As identified by the Coastal Futures Strategy, hard infrastructure that becomes vulnerable to rising sea level and coastal erosion will be removed rather than protected as part of a retreat strategy.



LOW INTERVENTION DUNE REHABILITATION

STRATEGY

During Community consultation, it was heard that protecting foreshore vegetation was of high importance.

Council has a long history of dune rehabilitation which includes formalised access ways to reduce vegetation damage, dune protection fencing and signage, weed management to promote native species growth as well as re-vegetation with particular species that have sand stabilisation function such as *Spinifex sericeus*.

To support Council's dune management the following additional strategies have been identified:

- Build a strong hind and fore dune to support the incipient dune. Planting larger native tree species and no further removal of existing trees
- 'light touch' boardwalks only through the hind & fore dune.
- Minimising human impact with 'restricted access' and formalised access routes through the incipient dune.

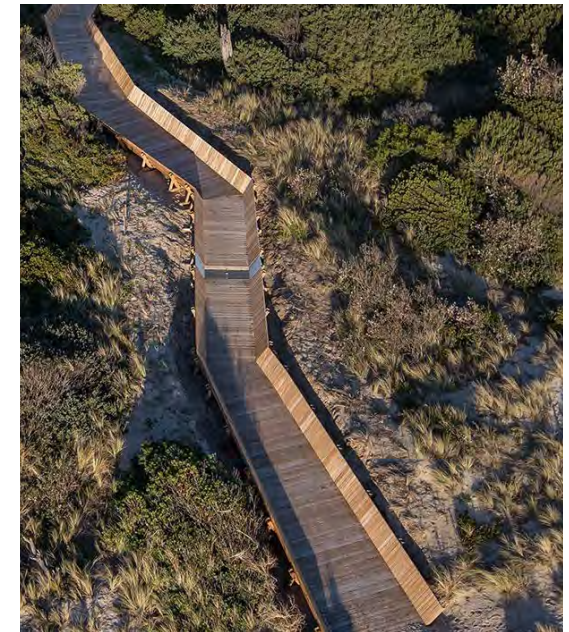


EXEMPLAR STUDY

MCCULLOCH AVENUE BOARDWALK, VICTORIA. SITE OFFICE

PURPOSE / GOALS

Created on a modest budget, the design accentuates the delicate topography of the site, while also containing the effects of heavy foot traffic. It cuts a path, but allows the landscape to dominate



MEDIUM INTERVENTION

BALANCED DUNE REHABILITATION WITH HARD INFRASTRUCTURE

STRATEGY

Scarness and Pialba are highly activated hubs that require green open space to support various functions. Green open spaces are important for community, however we know they compromise the foreshore stabilisation.

As identified in the Coastal Futures Strategy, striking a balance between the environment and supporting recreation is important. In high activity nodes, hard sea walls and a natural dune management strategy is supported

To support the concrete terraced edge employed include the following:

- Future proofing the open green lawns with clusters of tree planting. Single trees are vulnerable to winds, to counteract this it is advised to build back up specific nodes with additional tree planting.
- Where appropriate rebuild the hind dunes through earth mounding and dense dunal vegetation.
- Where applicable, integrate all abilities beach access in conjunction with hardscape foreshore interventions



EXEMPLAR STUDY



ESPERANCE WATERFRONT, WESTERN AUSTRALIA HASSELL

PURPOSE / GOALS

A project to protect and restore the community's central foreshore on a stretch of dramatic coastline

Its new seawall is designed to reflect the contours of the natural bays and headlands, which together with extensive planting of Indigenous trees and shrubs work to reduce the impact of erosion.

HIGH INTERVENTION SEA WALL

STRATEGY

The Coastal Futures Strategy has identified that the sea wall at Urangan is under threat and requires upgrade to the base.

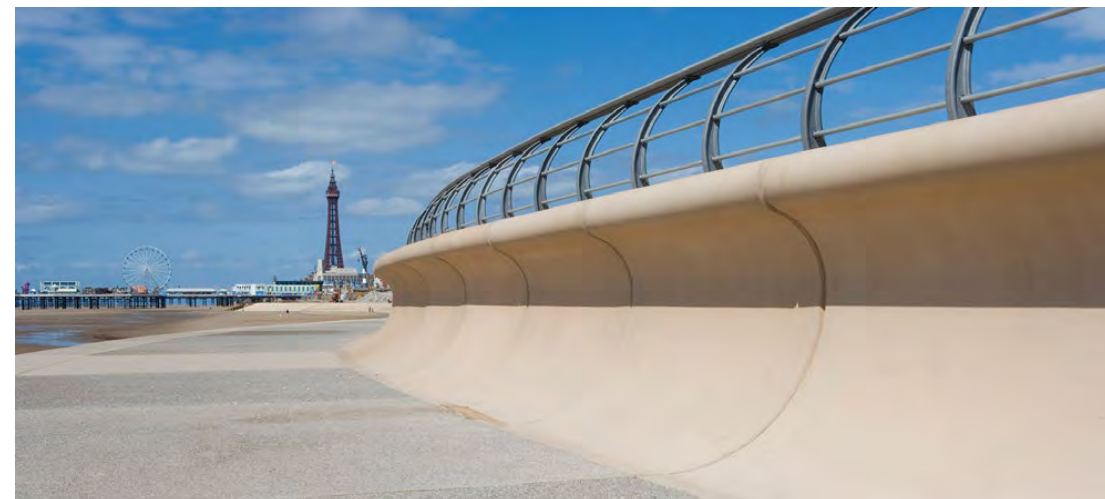
The background research identifies an opportunity to employ new and innovative designs to help support beach nourishment, sand re-seeding as well as providing a buffer to adjacent road and businesses.

In addition, tree planting along the foreshore footpath will provide significant relief and protection from storms and harsh winds. Trees also provide a cool and comfortable environment for pedestrians and mobility corridor users.



Existing condition

EXEMPLAR STUDY



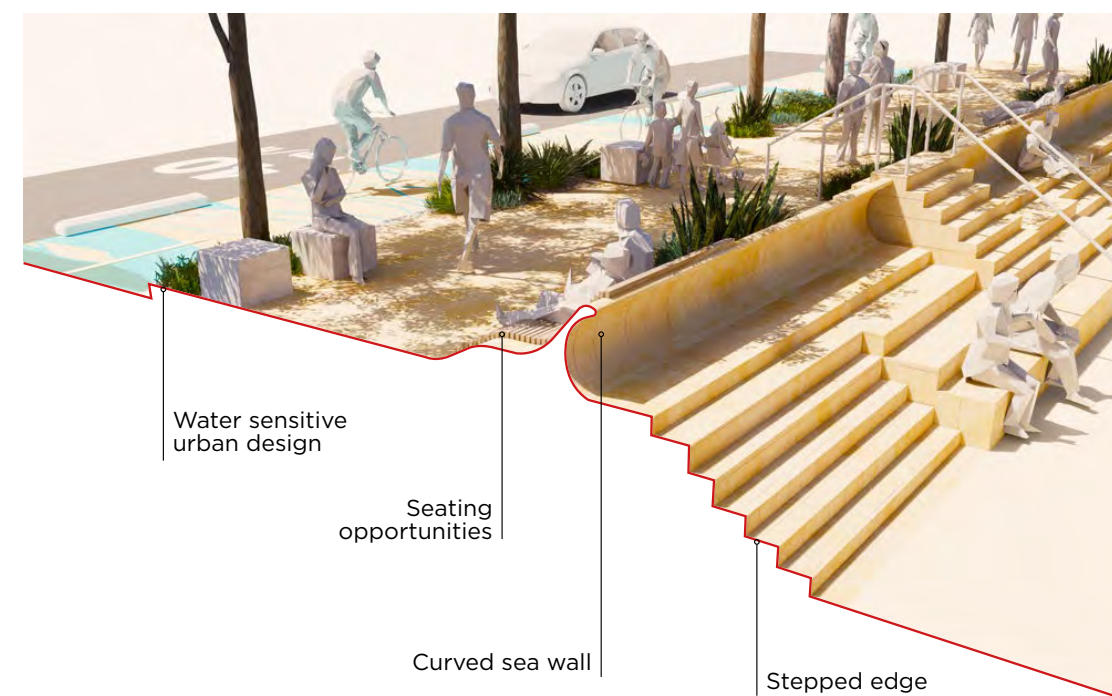
BLACKPOOL BEACH SEA DEFENCE

PURPOSE / GOALS

Blackpool has a marine frontage of about 11.25 kilometres, all of which is protected from erosion by the sea wall. The section of coastline takes an enormous amount of battering from the elements and is hammered by the tides.

The curved design disperses the energy of the waves as they crash against the shore, and withstands the constant battering. The wide walkway and split level upper promenade is a pleasant environment linking the coastline.

PROPOSED CONDITION



Water sensitive urban design

Seating opportunities

Curved sea wall

Stepped edge





IDENTIFIED PEDESTRIAN CROSSING NODES

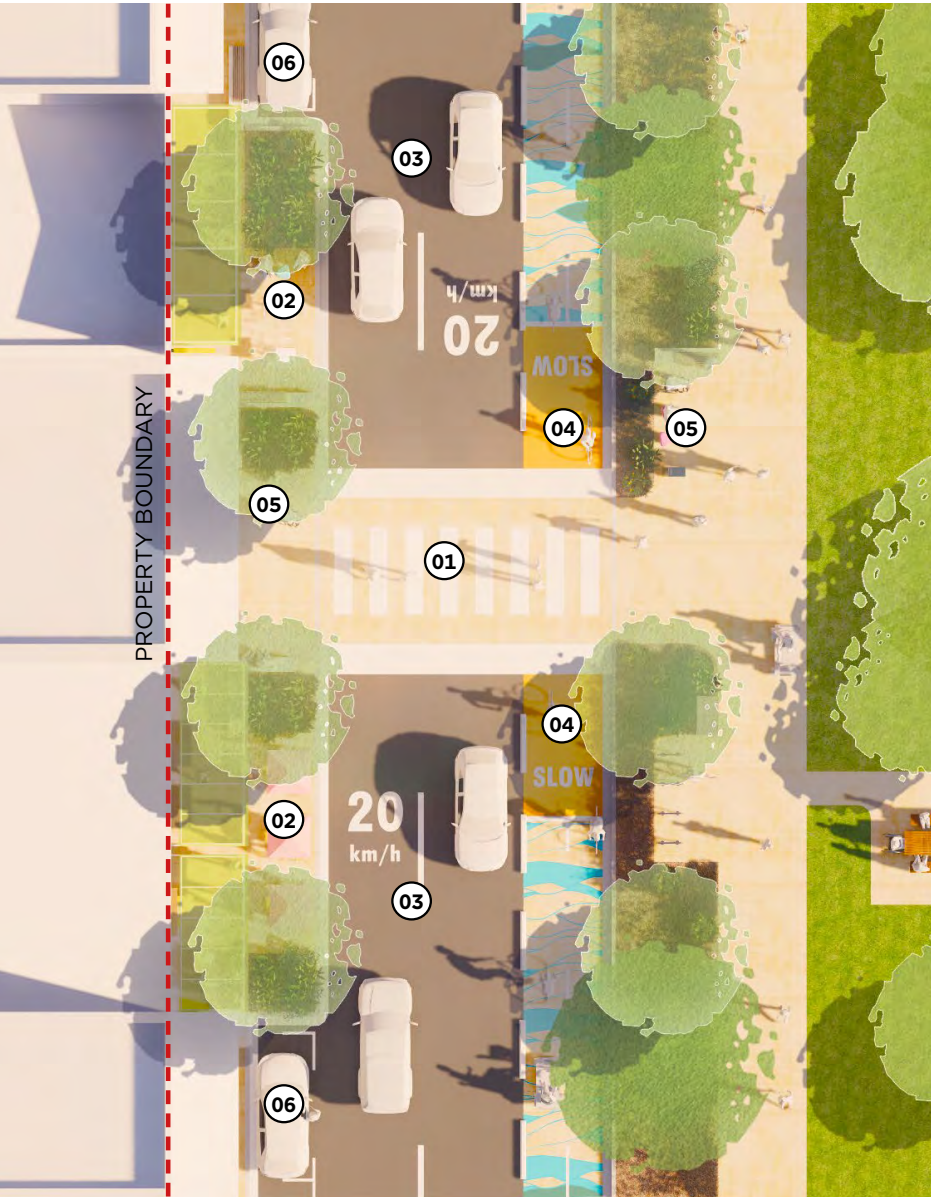
LOCATION	CROSS STREET	JUSTIFICATION	PRIORITY
Point Vernon	Inman Street	Raised pedestrian crossing required to support local businesses. Speed along Esplanade reduced to 40km/hr.	Medium
	Corser Street	Raised pedestrian crossing to link Point Vernon pedestrian link. Speed along Esplanade reduced to 40km/hr.	Medium
	Moreton Street	Raised pedestrian crossing to improve connections from new residential area to the esplanade. Speed along Esplanade reduced to 40km/hr.	Low
Scarness	Taylor Street	Provide formalised raised pedestrian crossing at existing crossing point.	High
	Leslie Lane	New raised pedestrian crossing	High
Torquay	Macks Road	New raised pedestrian crossing from surf club connecting to businesses across the road.	High

ENTRY STATEMENTS

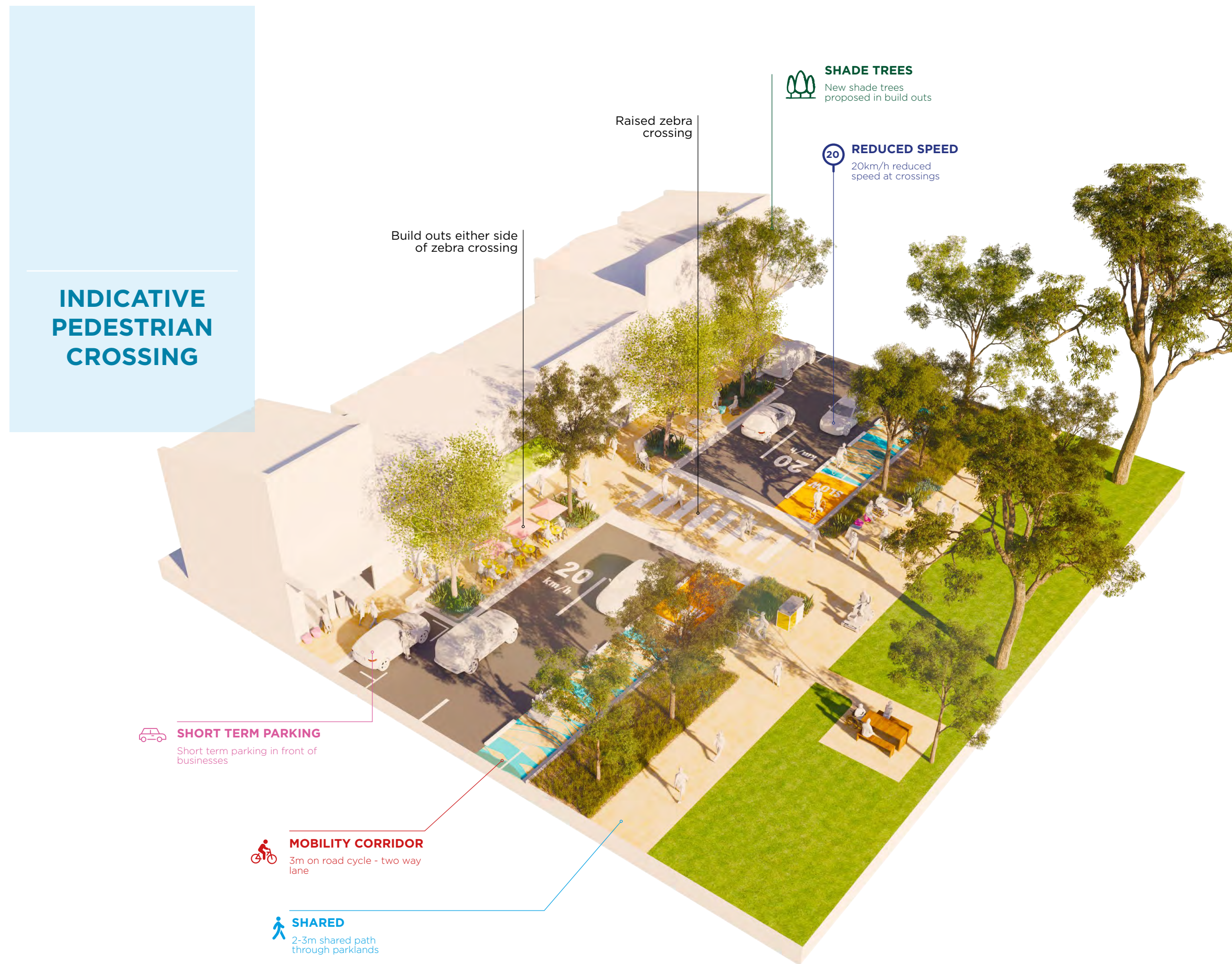
LOCATION	JUSTIFICATION	PRIORITY
Scarness	Upgrade both entry statements to a formalised raised pedestrian crossing	High
Urgan	Upgrade 2 entry statements on Pier street to a formalised raised pedestrian crossing	High

- General notes:
- Detailed design of new raised pedestrian crossings to be investigated in following design stage.
 - All entry statements to be removed and replaced with formalised pedestrian crossings in the appropriate locations.

PLAN: EXEMPLAR PEDESTRIAN CROSSING



LEGEND	
01	Raised pedestrian crossing with zebra linemarking
02	Build out 30m side of pedestrian crossing to provide on street dining and or softscaping
03	Reduced vehicle speed of 20km/h
04	3m wide mobility corridor. 5m slow down zone before pedestrian crossing
05	Crossing node: Clear and legible safe waiting zone.
06	On Street parking - short term parking



INDICATIVE
PEDESTRIAN
CROSSING

Build outs either side
of zebra crossing

Raised zebra
crossing



SHADE TREES
New shade trees
proposed in build outs



REDUCED SPEED
20km/h reduced
speed at crossings



SHORT TERM PARKING
Short term parking in front of
businesses



MOBILITY CORRIDOR
3m on road cycle - two way
lane



SHARED
2-3m shared path
through parklands



FRAMING THE VIEW

OPPORTUNITIES

Along the foreshore key nodes and views have been identified as of significance. At these nodes pavilions have been designed to frame the view and provide amenity. The pavilions will form a strong architectural language and identity along the foreshore.

Possible integration of fish cleaning table at fishing nodes

NOTE:
Opportunities to be explored further with Dot Dash and Creative Move



EXISTING BEACH GROUYNE

PAVILION
VARIATIONS

OPPORTUNITIES

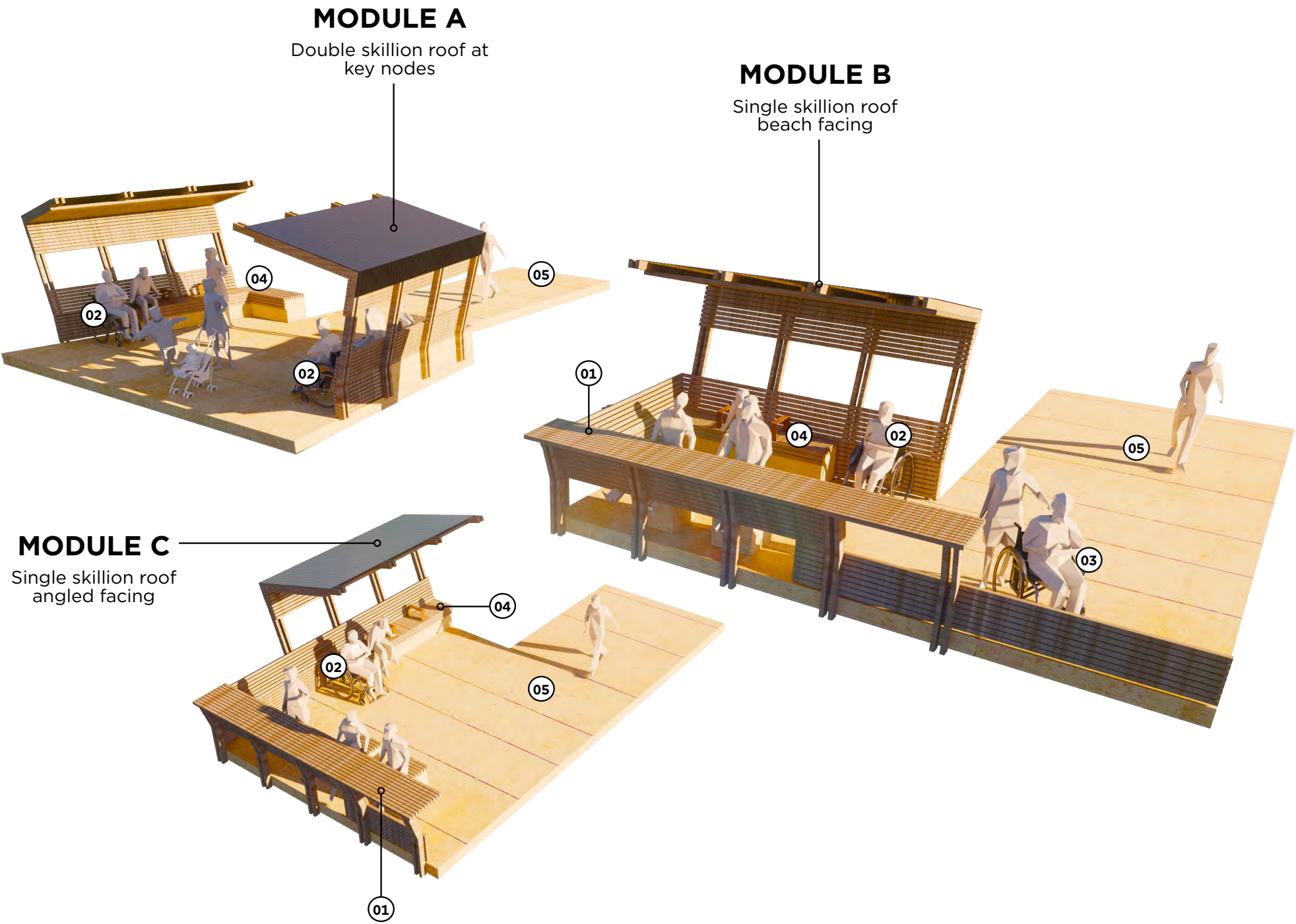
Developing a strong architectural language along the foreshore will improve legibility and create an identity.

Variations of 'Module A' have been developed, providing flexibility and varied uses.

NOTE:

Opportunities to be explored further with Dot Dash and Creative Move

- 01 Bench look out with stool seating.
- 02 Equitable rest space
- 03 Space for wheelchair viewing with low height wall
- 04 Seating node
- 05 Minimum 2-3m clear path of travel



GREEN TRANSPORT

ESPLANADE SHUTTLE

GOALS

Providing a dedicated esplanade shuttle service will help people connect along the 17km foreshore, making it easier to access local businesses, events and foreshore parklands.

OPPORTUNITIES

- All-electric vehicles with zero emissions for a cleaner Hervey Bay
- Making it easier to access with turn up and go services - no timetables needed



E-MOBILITY
INFRASTRUCTURE

GOALS

Supporting E-mobility devices with appropriate infrastructure will improve safety and public confidence in E-mobility.

E-mobility options have the potential to compliment the role of public transport and provide people with the opportunity to experience the length of the esplanade. People can conveniently access local services, creating opportunities for local businesses.

PRINCIPLES

- At regular intervals bike/ e-scooter and mobility scooter charging stations should be provided.
- Ensure minimum widths for turning circles are provided.

- 01 E-scooter/E-bike charging station
- 02 Bike rack station
- 03 E-mobility scooter charging stations
- 04 Integrated bike repair station

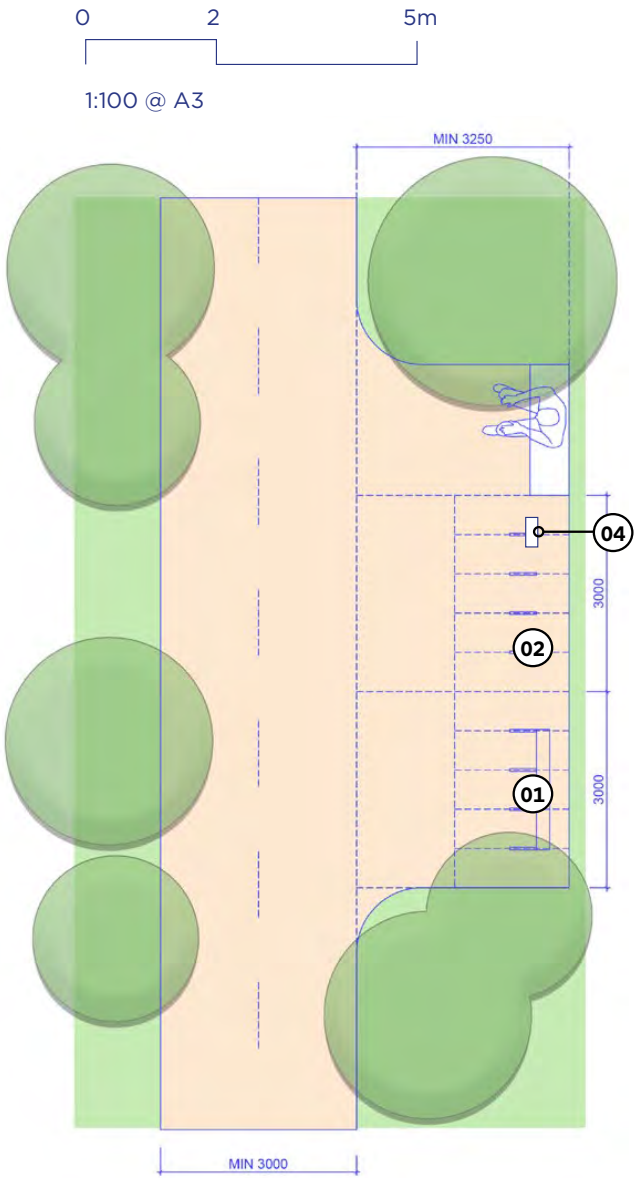


FIGURE 1
E-Scooter/ E-bike
charging station

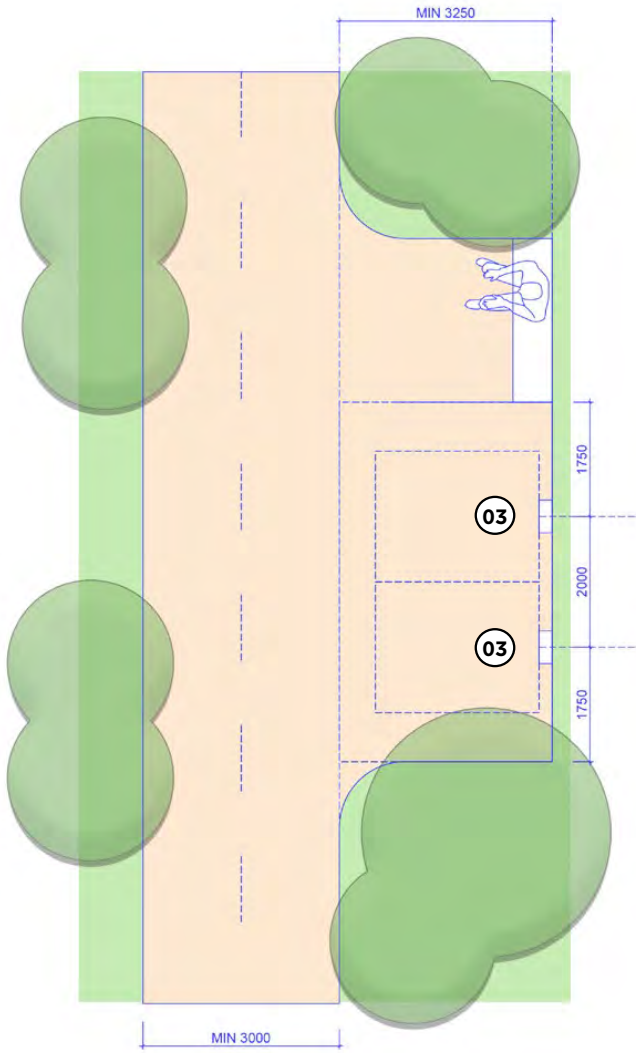
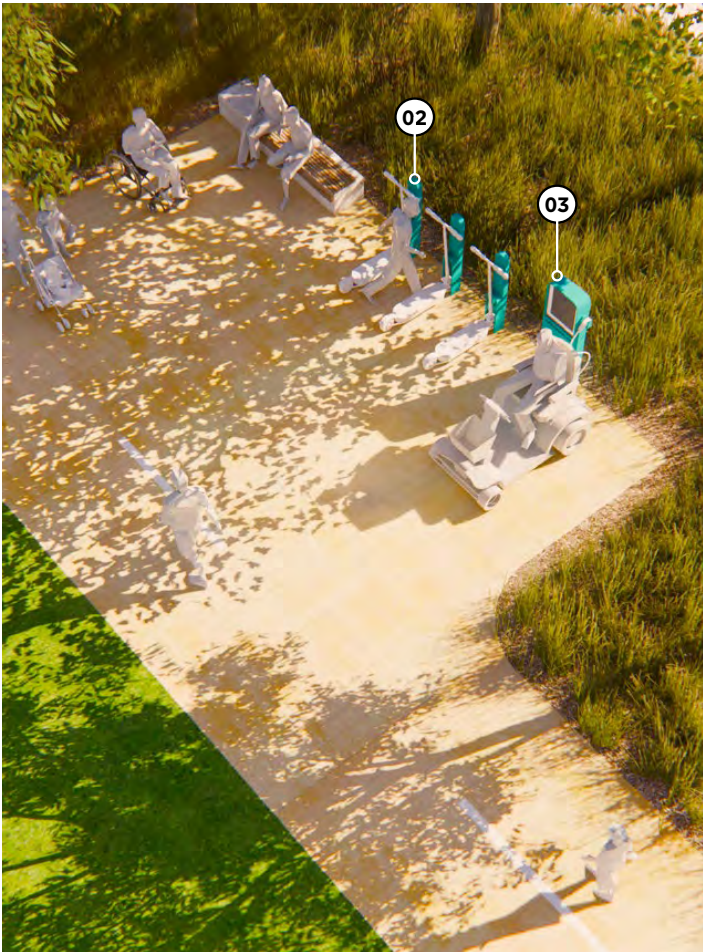


FIGURE 2
Mobility scooter
charging station



RENDER
Indicative sketch view of
integrated charging stations



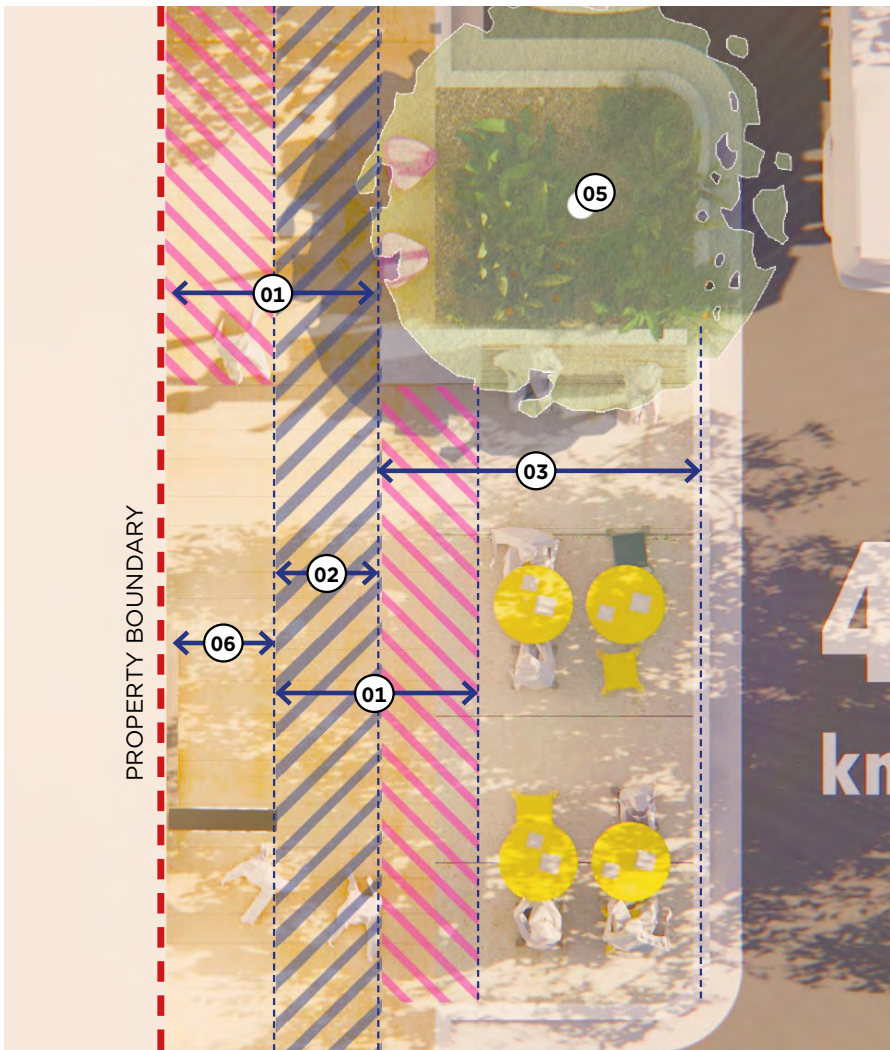
LEGEND

- 01 Minimum 2m clear circulation zone
- 02 Minimum 0.9m continuous clear path of travel. 1.1m off property boundary
- 03 Build out to provide on street dining and or softscaping
- 04 2m awning overhead. 3.5m awning clearance
- 05 Feature trees, in planting with adjacent bioretention garden
- 06 1.1m width traders may use either side of 0.9m clear path of travel
- 07 On Street parking

PLANNING GUIDELINE

MINIMUM STANDARD

- Footpaths located in activity nodes must achieve a minimum width of 2m.
- Footpaths outside of activity nodes must achieve a minimum width of 1.8m where achievable.



LEGEND

01	Minimum 2m clear circulation zone
02	Minimum 0.9m continuous clear path of travel. 1.1m off property boundary
03	Softscaping and or on street dining opportunity
04	2m awning overhead. 3.5m awning clearance
05	Pairs of feature trees, in planting with adjacent bioretention garden
06	1.1m width traders may use either side of 0.9m clear path of travel
07	On Street parking

PLANNING GUIDELINE

MINIMUM STANDARD

- Footpaths located in activity nodes must achieve a minimum width of 2m.
- Footpaths outside of activity nodes must achieve a minimum width of 1.8m where achievable.





SHADY CONNECTOR STREETS

GOALS

Support parking on back streets by providing pedestrian friendly streets.

**PLANNING
GUIDELINE**

MINIMUM STANDARD

- Footpaths outside of activity nodes must achieve a minimum width of 1.8m where achievable.
- Key connector streets to provide shade trees in the verge. Trees to be planted in groups of 2-3.

78

LEGEND	
01	Minimum 1.8m footpath outside of activity zones and key connector streets
02	Shade trees planted in groups of 2-3
03	Mobility corridor on key connector streets
04	On Street parking



INDICATIVE SECTION OF KEY
CONNECTOR STREET

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PART SIX

WAYFINDING OPPORTUNITIES







The Hervey Bay Esplanade Masterplan will influence important factors that create a liveable, attractive and sustainable asset for the enjoyment by the Fraser Coast community and its visitors over a 20 year delivery period.

The Wayfinding and Interpretive Signage Strategy is based on site investigations, reading and integrating strategies prepared by community groups and other key consultants and through communication with council.

The strategy is intended to demonstrate our understanding of the project needs and opportunities and propose strategic wayfinding and interpretation recommendations for the Hervey Bay Esplanade.

WAYFINDING OBJECTIVES

The key objectives for the wayfinding strategy and ultimate sign system are as follows —

UNIFYING

Consistent expression of the identity and communication to connect destinations within the city and encourages further exploration.

INCLUSIVE

A human centred design approach that addresses the needs of locals and visitors with differing abilities and backgrounds.

AUTHENTIC

Responds to Council's brand values and the different Hervey Bay environments.

SUSTAINABLE

Uses processes and methods that are environmentally sustainable.

RESILIENT

Designed to withstand coastal environments.

COST EFFECTIVE

Signage manufacture uses well known methodologies that are cost effective to build and update.

COMMERCIAL

Contributes to greater activity in the city that increases commercial interactions for businesses.



REGIONAL CONTEXT

Hervey Bay is situated on the Fraser Coast between Brisbane and Bundaberg. It is situated in the center of the UNESCO-recognized Great Sandy Biosphere Reserve, and is the gateway to the the world heritage listed Fraser Island.

Hervey Bay is accessible by motor vehicles – cars, recreational vehicles, trucks, motor cycles, plane and by boat from the Coral Sea. There is a linked rail bus service from Maryborough rail station and a domestic airport located in Urangan.

Understanding the context of Hervey Bay within the region allows insight into where people are coming from and the major destinations they travel to.

From Brisbane, travellers are directed to by-pass the Maryborough town centre, travel north along the Maryborough Hervey Bay Road and then enter Hervey Bay via Booral Rd to the Urangan Boat Harbour.



Maryborough



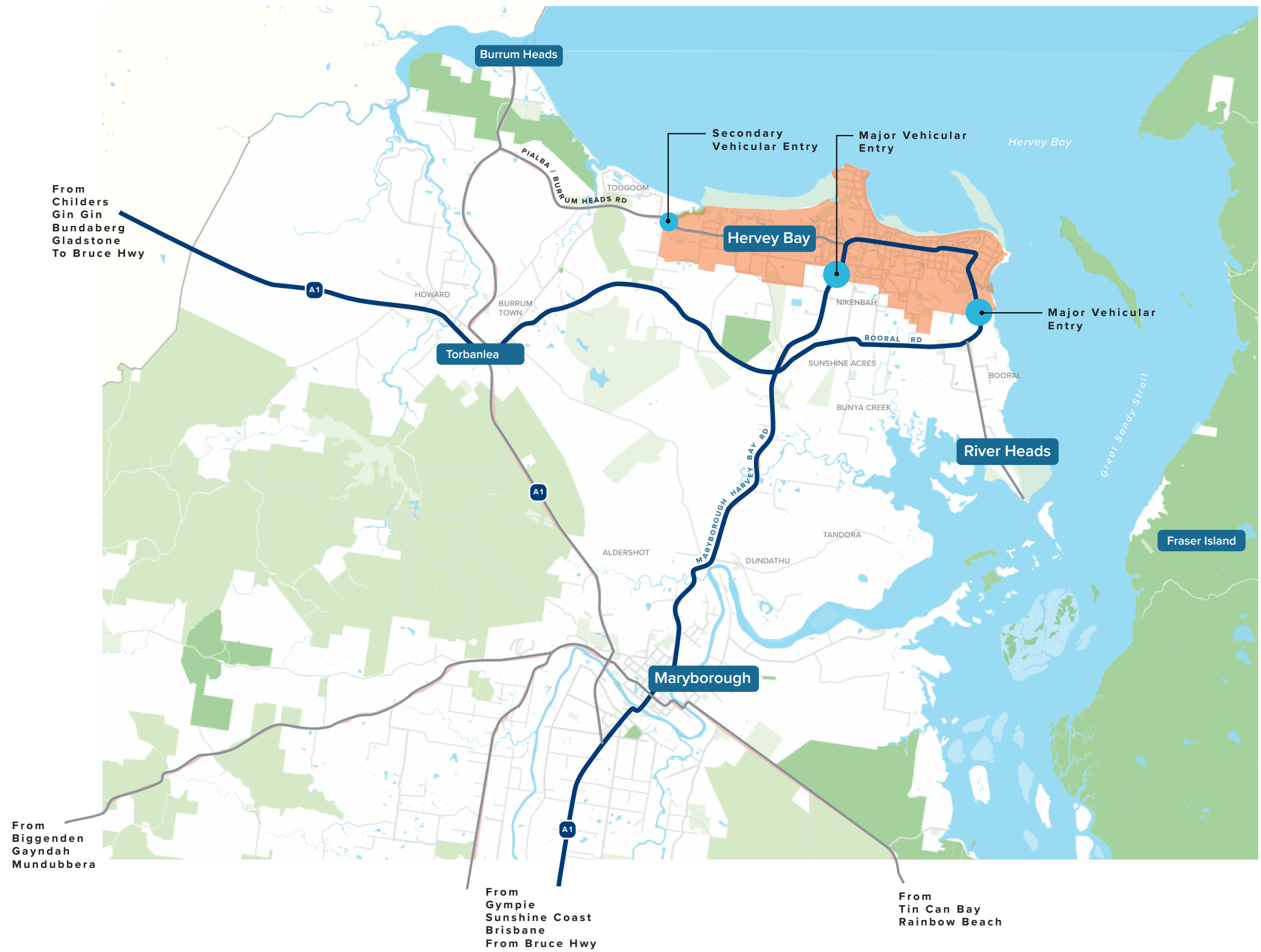
Hervey Bay



Fraser Island



River Heads





WHO LIVES HERE?

THE LOCALS

Once a sleepy fishing village, People are now choosing to live in Hervey Bay for its care-free, relaxed community led lifestyle.

According to a number of Hervey Bay strategy documents the population of Hervey Bay is rapidly expanding. The area's population growth is a sign that people are choosing to settle down in Hervey Bay rather than just come for a holiday or a short visit.

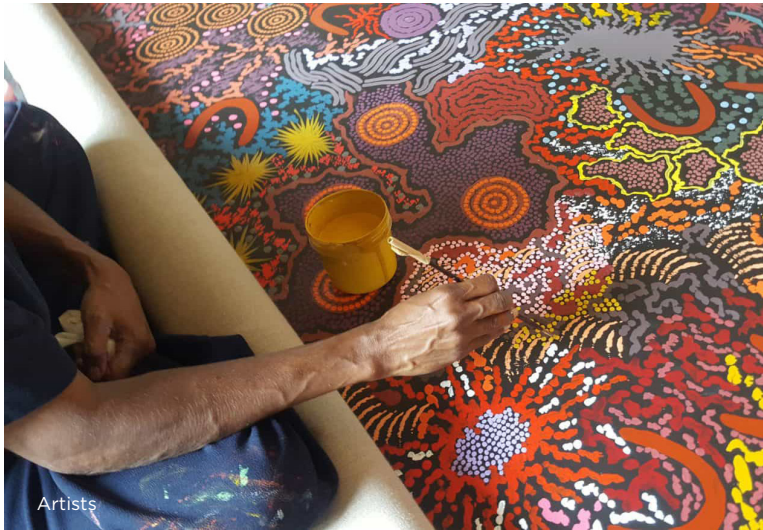
A snapshot of the population includes –

- Butchulla community
- Young families
- Seniors
- Retirees
- People living with a disability
- Carers
- Boaties
- Fishers
- School children
- Parents with young children
- Working professionals
- Artists
- Students
- International students





Fishing on The Urangan Pier



Artists



Boaties



WHO VISITS HERE?

TOURISTS

Hervey Bay has long been renowned as the Whale Watching capital of the world and equally famous for the nearby Heritage World Listed Fraser Island.

Once tourists arrive however, Hervey Bays appeal is expanded to include a plethora of water and land based activities for young and old including -

- fishing
- boating - launching and mooring
- swimming
- sailing
- snorkelling and diving,
- kayaking
- walking and riding trails

In recent years there has also been an increased role in facilitating arts, historical and cultural activities in the Fraser Coast region. Lively festivals, new and improved arts infrastructure and and cultural events are becoming a major tourist attractor.



Fishing on one of the many Esplanade jettys



Camp ground facilities



Hervey Bay water activities





BRANDING

THE FRASER COAST

STYLE GUIDES & BRANDING

Style guides and branding are established to ensure the identity of Hervey Bay is consistently communicated through all platforms – print, digital and environmental.

In recent years Council have commissioned several style and branding guidelines to support consistency accross the various Council departments –

- FCRC Corporate Style Guide
- FC Regional Identity Guidelines
- FCRC Parks Style Guide
- FC Economic Roadmap Guideline
- FCRC Natural Environment Styleguide
- FC Arts and Culture Strategy

Wayfinding and signage takes its cues from these preceeding documents.

Reviews are undertaken to evaluate the appropriate elements required for the specific needs of wayfinding and signage ie. legibility, day / night, weather, sight lines, speed of travel, mode of travel.



COMMUNITY CONSIDERATIONS

COMMUNITY PRIORITIES FOR WAYFINDING

Existing reports / strategies highlight a number of key wayfinding considerations and priorities that the Hervey Bay community are keen to implement.

Hervey Bay Esplanade - Community Consultation 2019

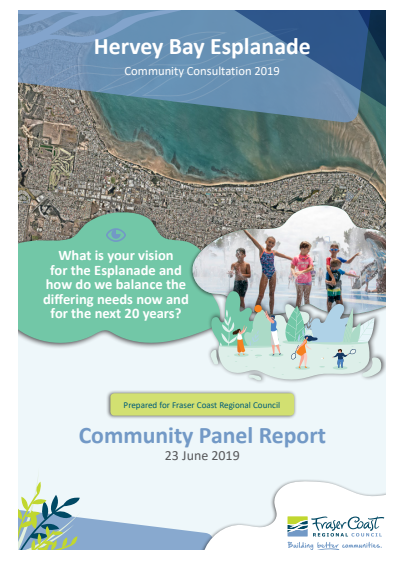
A diverse group of 36 people from the Fraser Coast Region have gathered information via visual inspection of the Esplanade area, listening to key speakers, community surveys, online collaboration and extensive panel discussion. Through these investigations the group have developed visions, principles and recommendations for the future of the Esplanade.

FCRC - Active Travel Strategy 2020

The Strategy delivers actions that focus on policy, initiatives and infrastructure to deliver key outcomes of improving active travel participation rates and network connectivity.

FC Arts & Culture Strategy 2022 - 2026

This strategy draws upon the findings and outcomes from a sector-led and community focussed stakeholder engagement program. The process has included input from 800 people via survey, consultation meetings with various departments within Council and other stakeholders, and from 27 Arts & Culture Ambassadors and their extended community conversations.



KEY PRIORITIES FOR WAYFINDING

- Uniform signage along the whole esplanade
- Both audio and visual signage at key points along the walking trail including main precinct areas
- Informative signage at historical/cultural points of interest
- Colour coded signage to differentiate between cultural or historical.
- Pathway upgrades, boardwalks and recreation pathway lighting
- Increase the attractiveness of the Esplanade, and enhance Hervey Bay, as a tourist destination using digital devices
- Use artwork and designs to represent the heritage and essence of Hervey Bay and of each village.



KEY PRIORITIES FOR WAYFINDING

- Key routes shall be connected to ensure that links within the active travel network connect via other links.
- Isolated active travel connections will be avoided where possible.
- The active travel network shall be both intuitive and direct, with links that are easy to navigate.
- Highlight a clear active travel network hierarchy



KEY PRIORITIES FOR WAYFINDING

- Community identity through arts, community access and involvement, connecting to community
- Diversity - of what is available and of the ways arts/culture promote inclusion and diversity
- Visibility of Butchulla and Indigenous culture and spaces/places to experience Indigenous arts and culture
- Use of outdoor spaces for events - public arts, murals, tours, amenity