

4. Fraser Coast Sustainable Growth Strategy 2031

4.1 Overall Sustainable Growth Strategy

The overall Sustainable Growth Strategy (SGS) for growth management in the Fraser Coast to 2031 is that:

- ▶ the natural resources and environmental values of the Fraser Coast are protected from development and its impacts, by ensuring a compact urban form and that new development avoids land which is constrained by environmental or landscape character values, or by risks from natural hazards;
- ▶ new urban development is distributed within the existing network of centres, predominantly in regional cities and towns, in accordance with the Fraser Coast Regional Council Proposed Settlement Pattern;
- ▶ new residential development, as both greenfield and infill development, is located primarily in the regional cities of Maryborough and Hervey Bay, but with an emphasis on Maryborough and in areas which are accessible to services, education and employment, and provides for housing choice and affordability;
- ▶ existing rural living areas are retained, with new rural living areas limited to those envisaged by the Fraser Coast Regional Council Proposed Settlement Pattern;
- ▶ rural living areas, in addition to the regional landscape and rural production areas will provide a framework for urban areas through the identification of inter-urban breaks;
- ▶ intra-urban breaks will be based on green corridors and have an important role in separating urban areas into distinct and identifiable neighbourhoods;
- ▶ services are distributed within cities and towns according to the hierarchy of activity centres, providing for co-location of services, retail and commercial, and industrial land uses, and social infrastructure and community facilities, in accordance with the population accommodated in the centre;
- ▶ major existing and future employment areas, including activity centres and key local employment nodes, are protected from encroachment by incompatible uses;
- ▶ transport systems are sustainable and integrated within the region to provide connectivity between the activity centres, employment areas and residential communities; and
- ▶ the economy of the Fraser Coast is strong, diverse and resilient protecting traditional industries, including rural enterprises, while supporting opportunities for new industries, innovation and employment.

4.2 Component Strategies

The Sustainable Growth Strategy 2031 is comprised of a number of component strategies combined in accordance with the vision statements, as follows:

1. A Region of Places and Spaces

- a. Settlement Pattern and Built Form Strategy; and
- b. Residential Strategy;

2. Unique Biodiversity and Landscape

- a. Natural Environment Strategy; and

- b. Landscape Character and Scenic Amenity Strategy;

3. A Vibrant Community and Culture

- a. Community Wellbeing Strategy;
- b. Community Facilities and Social Infrastructure Strategy;
- c. Open Space Strategy; and
- d. Cultural Heritage Strategy;

4. Integrated Land Use and Infrastructure

- a. Integrated Transport Strategy; and
- b. Essential Utility Infrastructure Strategy;

5. A Strong, Diverse and Resilient Economy

- a. Rural Lands Strategy; and
- b. Economic Activity Strategy.

The strategies are presented in detail below and each strategy comprises the following sections:

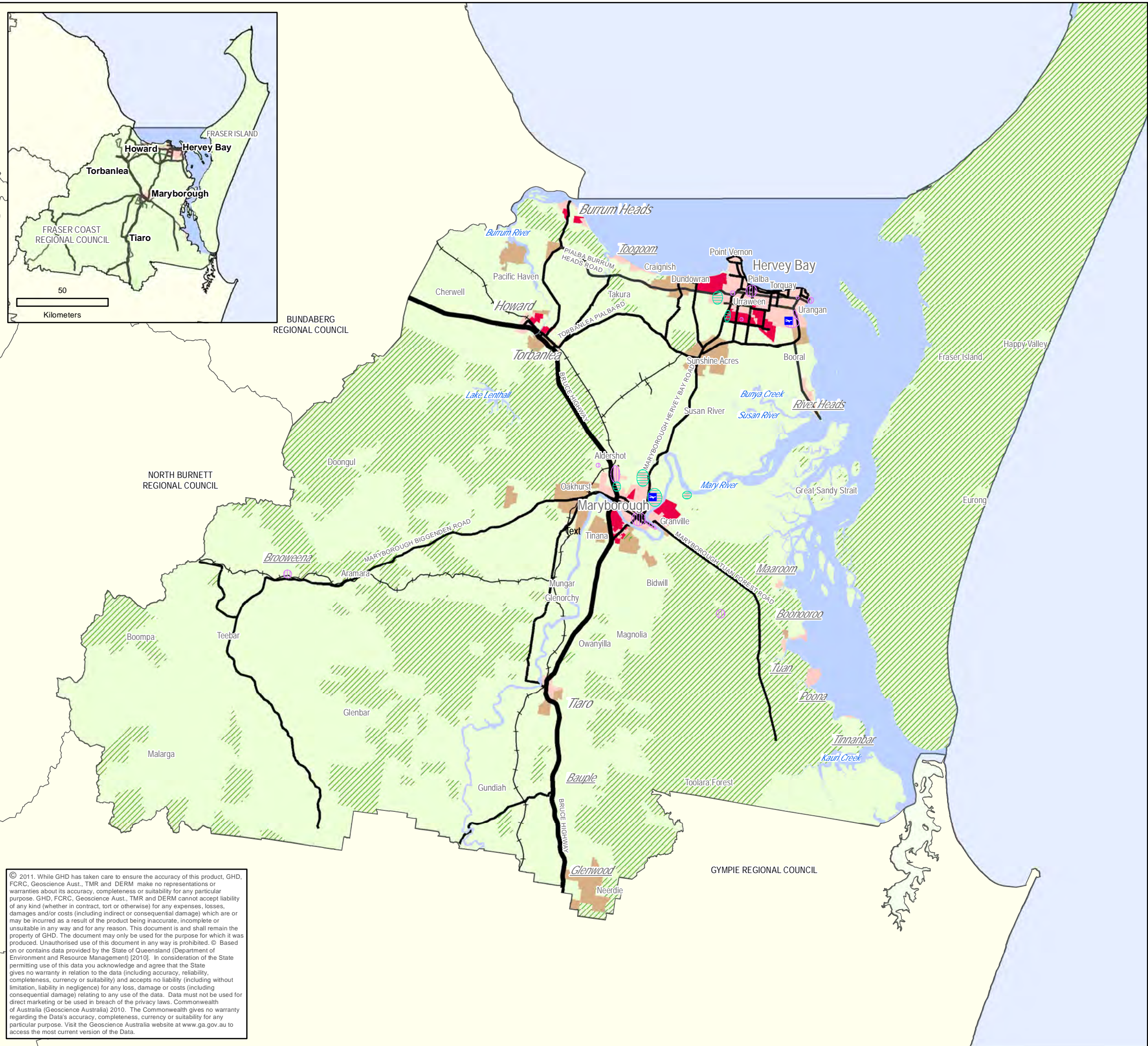
- 1. a **purpose** statement;
- 2. a **strategy overview**;
- 3. a **mapping** description; and
- 4. **strategic outcomes** which have been structured to include;
 - a. key issues/strategies; and
 - b. implementation measures which are grouped into :
 - 'Statutory Measures' (for inclusion in the new planning scheme); and
 - 'Possible non-statutory measures' (for Council's potential consideration outside the planning scheme drafting process).

4.2.1.1 Mapping

Figure 2 - Overall Sustainable Growth Strategy – Fraser Coast

Figure 3 - Overall Sustainable Growth Strategy – Maryborough

Figure 4 - Overall Sustainable Growth Strategy – Hervey Bay



LEGEND

Major Employment Area

Future Employment/Industry Investigation Area

Airport

Network of Centres

Regional City

Town

Township

Road

Highway

Arterial & Sub Arterial

Railway

Watercourse/body

Protected Area

Fraser Coast Regional Council Proposed Settlement Pattern

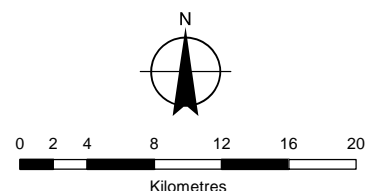
Urban Footprint

Regional Landscape & Rural Production Area

Rural Living Area

Residential

Future Community Area



1:450,000 (at A3)

Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia
Grid: Map Grid of Australia 1994, Zone 56



CLIENTS | PEOPLE | PERFORMANCE

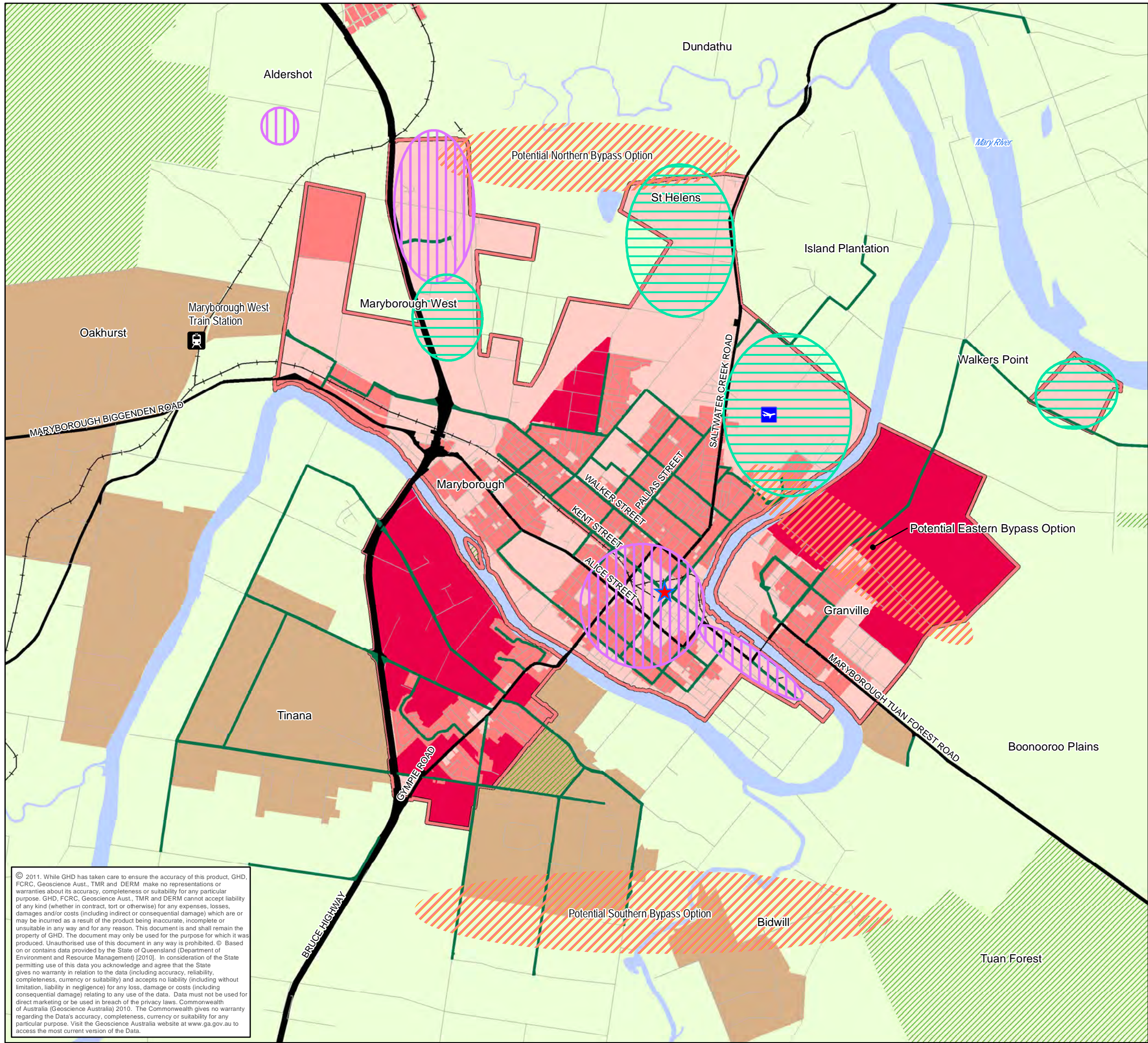


**Fraser Coast Regional Council
Sustainable Growth Strategy 2031**

**Overall Sustainable
Growth Strategy -
Fraser Coast**

Figure 2

© 2011. While GHD has taken care to ensure the accuracy of this product, GHD, FCRC, Geoscience Aust., TMR and DERM make no representations or warranties about its accuracy, completeness or suitability for any particular purpose. GHD, FCRC, Geoscience Aust., TMR and DERM cannot accept liability of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred as a result of the product being inaccurate, incomplete or unsuitable in any way and for any reason. This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was produced. Unauthorised use of this document in any way is prohibited. © Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) [2010]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. Commonwealth of Australia (Geoscience Australia) 2010. The Commonwealth gives no warranty regarding the Data's accuracy, completeness, currency or suitability for any particular purpose. Visit the Geoscience Australia website at www.ga.gov.au to access the most current version of the Data.



© 2011. While GHD has taken care to ensure the accuracy of this product, GHD, FCRC, Geoscience Aust., TMR and DERM make no representations or warranties about its accuracy, completeness or suitability for any particular purpose. GHD, FCRC, Geoscience Aust., TMR and DERM cannot accept liability of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred as a result of the product being inaccurate, incomplete or unsuitable in any way and for any reason. This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was produced. Unauthorised use of this document in any way is prohibited. © Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) [2010]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. Commonwealth of Australia (Geoscience Australia) 2010. The Commonwealth gives no warranty regarding the Data's accuracy, completeness, currency or suitability for any particular purpose. Visit the Geoscience Australia website at www.ga.gov.au to access the most current version of the Data.

Major Employment Area

Future Employment/Industry Investigation Area

Activity Centre[^]

Principal

Airport

Bypass Option

Road

Highway

Arterial

Collector Street

Local Street

Railway

Watercourse

Protected Area

Fraser Coast Regional Council Proposed Settlement Pattern

Urban Footprint

Regional Landscape & Rural Production Area

Rural Living Area

Residential

Housing Area

Future Community Area

[^] Refer to Section 4.7.2.4, Strategic Outcome - Hierarchy of Activity Centres for full hierarchy.

N

00.20.40.81.21.62

Kilometres

1:50,000 (at A3)

Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia
Grid: Map Grid of Australia 1994, Zone 56

Fraser Coast
REGIONAL COUNCIL

GHD

Buckley Vann
TOWN PLANNING CONSULTANTS

CLIENTS | PEOPLE | PERFORMANCE

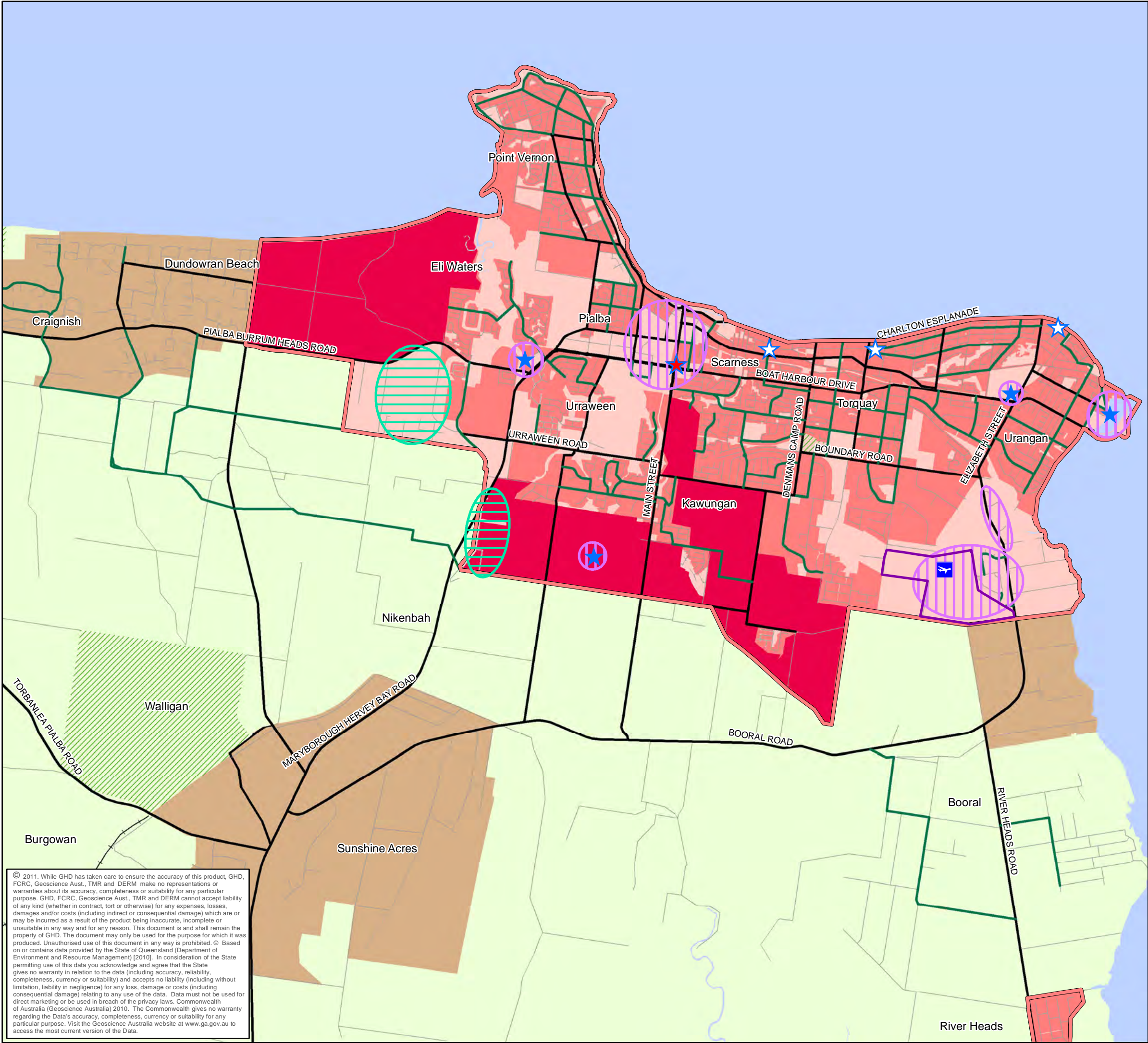
Fraser Coast Regional Council

Sustainable Growth Strategy 2031

Overall Sustainable
Growth Strategy -
Maryborough

Figure 3

Date: 18 July 2011 Rev: D



© 2011. While GHD has taken care to ensure the accuracy of this product, GHD, FCRC, Geoscience Aust., TMR and DERM make no representations or warranties about its accuracy, completeness or suitability for any particular purpose. GHD, FCRC, Geoscience Aust., TMR and DERM cannot accept liability of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred as a result of the product being inaccurate, incomplete or unsuitable in any way and for any reason. This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was produced. Unauthorised use of this document in any way is prohibited. © Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) [2010]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. Commonwealth of Australia (Geoscience Australia) 2010. The Commonwealth gives no warranty regarding the Data's accuracy, completeness, currency or suitability for any particular purpose. Visit the Geoscience Australia website at www.ga.gov.au to access the most current version of the Data.

LEGEND

- Airport
- Major Employment Area
- Future Employment/Industry Investigation Area
- Activity Centre[^]**
 - Principal
 - District
 - Specialist

Road

- Arterial & Sub Arterial
- Collector Street
- Local Street
- Railway
- Watercourse/body
- Protected Area

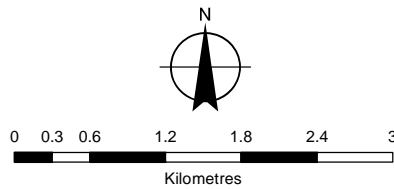
Fraser Coast Regional Council Proposed Settlement Pattern

- Urban Footprint
- Regional Landscape & Rural Production Area
- Rural Living Area

Residential

- Housing Area
- Future Community Area

[^] Refer to Section 4.7.2.4, Strategic Outcome - Hierarchy of Activity Centres for full hierarchy.



1:60,000 (at A3)

Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia
Grid: Map Grid of Australia 1994, Zone 56



Fraser Coast
REGIONAL COUNCIL



CLIENTS | PEOPLE | PERFORMANCE



Fraser Coast Regional Council
Sustainable Growth Strategy 2031
Overall Sustainable
Growth Strategy -
Hervey Bay

Figure 4

The Overall Sustainable Growth Strategy mapping in Figures 2, 3 and 4 depicts the following information:

- ▶ Fraser Coast Regional Council's Proposed Settlement Pattern;
- ▶ Network of Centres;
- ▶ Key Transport Infrastructure;
- ▶ Protected Areas of Queensland;
- ▶ Future Employment/Industry Investigation Areas;
- ▶ Hierarchy of Activity Centres; and
- ▶ Future Community Areas.

4.3 A Region of Places and Spaces

4.3.1 Settlement Pattern and Built Form Strategy

4.3.1.1 Purpose

The purpose of the Settlement Pattern and Built Form Strategy is to describe the preferred future pattern, form and structure of all settlement within the Fraser Coast local government area⁵, to ensure new development contributes to a sustainable urban form to 2031.

The Fraser Coast will be one community, characterised by two different regional cities (Maryborough and Hervey Bay) and rural and coastal towns and townships, where the natural environment and landscapes surround, separate, support, and are supported by, the cities, towns and townships.

4.3.1.2 Strategy Overview

The Settlement Pattern strategy seeks to deliver outcomes for the Fraser Coast that will:

1. meet the objectives and outcomes established by the WBB Regional Plan, while also recognising the planning vision for the Fraser Coast;
2. build complete and well-designed cities (Maryborough and Hervey Bay) to support the long term sustainability of the Fraser Coast as a whole;
3. lead to distinct and complementary economic roles for each of our communities;
4. protect and enhance the cherished natural environments, landscape character and image of the Fraser Coast;
5. provide a distinctive and memorable sense of place in each of our communities;
6. provide a meaningful commitment to the sustainability of each of our communities and the overall Fraser Coast, as well as the WBB Region as a whole;
7. provide urban communities which have vibrant and exciting centres and the flexibility to accommodate change over time;
8. recognise and celebrate the mutual benefits and synergies between our cities, towns and townships and our rural, acreage and coastal communities, natural environments and landscapes, so that the "whole is greater than the sum of its parts";

⁵ Referred to in this document simply as 'the Fraser Coast'.