Fraser Coast Planning Scheme 2014



REVIEW

DISCUSSION PAPER

Fraser Coast REGIONAL COUNCIL

Have your say

Council is currently seeking community feedback on the **Fraser Coast Planning Scheme 2014** as part of an overall review of the planning scheme.

This Discussion Paper identifies the planning scheme's current policy framework and new trends that are shaping our region. This paper seeks feedback on whether changes are required to the planning scheme to ensure that it aligns with new trends and community priorities over the next 20 years.

You are invited to complete the quick polls, respond to any or all of the questions throughout this document and/or more broadly, to provide comment on any issues you feel are relevant to the planning scheme review. The questions are not intended to limit other possibilities and suggestions but to create a starting point for conversation.

If the planning scheme review identifies the need for specific amendments, further opportunities to provide comment will be provided as part of the formal planning scheme amendment process.

Note: These questions are also included in an online survey available on Council's website via – https://frasercoast.engagementhub.com.au/planning-scheme-review-project

The use of this online form will significantly assist analysis of the feedback. Alternatively, written submissions may be lodged by:

Email to:	**planning.scheme@frasercoast.qld.gov.au**
Mail to:	**Attention: Planning and Growth, Fraser Coast Regional Council**
	PO Box 1943
	Hervey Bay QLD 4655
Submissions on this Discussion Paper close:	**Friday, 13 November 2020**

If you have any questions you can contact Council on phone **1300 79 49 29**.

Quick Polls

If you don't wish to provide in depth responses to the Discussion Paper, you are welcome to fill out the quick polls below which still provide meaningful feedback for the purposes of the review –

1. How easy or difficult do you find the planning scheme to navigate?

   ☐ Very easy
   ☐ Easy
   ☐ Neutral
   ☐ Difficult
   ☐ Very difficult
   ☐ Unsure

2. Do you think Council's and the community's vision that, *"In 2031, the Fraser Coast will be a diverse, strong and well governed region of vibrant places connected as a whole by our community spirit, respect for our natural environment and our innovative and diverse economy",* still represents the direction the region should be headed in for the next 20 years?

   ☐ Yes
   ☐ No
   ☐ Unsure

3. Do you find the Fraser Coast region a liveable place to work, stay and play?

   ☐ Yes
   ☐ No
   ☐ Unsure

4. What kind of development outcomes do you think the planning scheme creates for the Fraser Coast region?

   ☐ Poor
   ☐ Good
   ☐ Excellent
   ☐ Unsure

5. What issues are important to you in the review of the planning scheme?

   ☐ Improving community wellbeing
   ☐ Better development design
   ☐ Affordable housing
   ☐ Protecting the natural environment
   ☐ Protecting cultural heritage (Indigenous and Post-Settlement)
   ☐ Facilitating economic development
   ☐ Providing infrastructure and services
   ☐ Improving access and mobility
   ☐ Improving resilience to natural hazards (e.g. flooding, bushfire and climate change)

6. Do you see the planning scheme as a barrier to development in the Fraser Coast region?

   ☐ Yes
   ☐ No
   ☐ Unsure

Table of Contents

Have your say 2

Quick Polls 3

Background 6

Current Directions in the Fraser Coast Planning Scheme 2014 6

Why review the Planning Scheme? 11

Planning Scheme Review Process 12

Queensland's Planning Framework 13

Planning Legislation 13

State Planning Policy 15

Regional Plans 16

How does the planning scheme fit in? 16

Planning Scheme Review 17

Useability 17

Setting the Vision - New Trends and Opportunities 25

Strategic Framework 37

Local Government Infrastructure Plan (LGIP) 47

Tables of Assessment 51

Zones 57

Local Plans 67

Overlays 71

Development Codes 76

Planning Scheme Policies 82

Next Steps 86

Background

Current Directions in the Fraser Coast Planning Scheme 2014

The Fraser Coast Planning Scheme sets out the preferred land use strategy for the region. It seeks to achieve ecological sustainability and better outcomes for people, places, the environment and the economy. Council is seeking input on whether the current planning scheme should be changed to better shape development of the region over the next 20 years.

The planning scheme applies to all land in Fraser Coast Regional Council including all premises, roads, internal waterways and local government tidal areas (refer **Figure 1**). The planning scheme affects how people can develop land in the region by allocating land into zones and by identifying areas affected by overlays or local plans, where special provisions apply.

Specifically, the planning scheme identifies which land uses (e.g. units, shops, industry) and types of development (construction of a new building and subdividing land) require development approvals and the standards that new development should meet (e.g. building setbacks and height and addressing natural hazards like flood, coastal and bushfire).

ECONOMIC DEVELOPMENT

The planning scheme is an important enabler of economic development as it supports business innovation, investment and industry growth. Planning plays a critical role in achieving economic growth by encouraging traditionally strong industries, including health care and social assistance, construction, manufacturing, tourism and agricultural sectors, while also supporting new and emerging sectors to grow and prosper. Effective and responsive planning helps to provide the right conditions for growth across all parts of our economy. It can facilitate the availability of well-located and serviced land for business and industry.

The planning scheme provides significant employment opportunities in Maryborough, focused on industry and manufacturing, aviation and marine industries, retail and government services. Hervey Bay supports further growth in tertiary education, aviation, tourism, marine, health, retail and service related industries.

SETTLEMENT PATTERN

Fraser Coast region's mainland area has rural and coastal towns and villages, set within a farming hinterland and fringed by the world-renowned Hervey Bay coastline and Great Sandy Strait.

The Fraser Coast region is characterised by a range of vibrant and diverse coastal and rural towns and villages, which are serviced by the two major regional population centres of Hervey Bay and Maryborough. There is a hierarchy of centres established within the Fraser Coast, with services and facilities provided at a scale commensurate with the role and function of each centre. Maryborough (CBD) and Pialba in Hervey Bay are the Principal Activity Centres, with District (Rural and Coastal) centres located at Burrum Heads, River Heads, Tiaro and Howard. District (Urban) Centres are located at Eli Waters (Boat Harbour Drive), Doolong Flats (Rasmussen's Road), Torquay (Denmans Camp Road) and Urangan (Boat Harbour Drive and Elizabeth Street). Specialist Activity Centres are located adjacent to the Hervey Bay Airport and at the Urangan Boat Harbour. Tourism Activity Centres are located on the Esplanade at Pialba, Scarness, Torquay and Urangan.

The physical form and structure of development within urban areas results in the creation of communities that have a compact urban form and walkable neighbourhoods, enjoy a variety of transportation options, incorporate natural landscapes and promotes diversity of housing whilst respecting the character of the diverse places within the Fraser Coast.

A significant proportion of future urban growth within the Fraser Coast is accommodated within identified urban expansion areas. These areas represent sustainable development opportunities and align infrastructure delivery with land use planning. Urban expansion occurs within the identified urban expansion areas of Doolong Flats/Ghost Hill, Eli Waters/Dundowran, Kawungan North East, Nikenbah, St Helens, Granville, north of Boys Avenue at Maryborough, Burrum Heads and Howard. Rural residential development will continue to be recognised as a lifestyle choice for residents in the Fraser Coast, with further development being located within existing identified Rural Residential areas.

The design of buildings and urban spaces responds to the sub-tropical climate of the Fraser Coast and addresses key sustainability issues including energy and water efficiency. Locally responsive built form and urban design enhances the image of the Fraser Coast as an attractive and interesting place in which to live, visit and conduct business.

COMMUNITY WELLBEING

The quality of life and community wellbeing of residents of the Fraser Coast will be enhanced through appropriately located and designed neighbourhoods and community activity areas. Healthy and strong communities are promoted through the provision of active transport and open space networks and by providing inclusive, safe and comfortable environments for residents within which to live, work and play. To meet community needs of people at all stages of their life and in various economic circumstances, a diverse range of housing types will be provided on the Fraser Coast.

Social infrastructure, community facilities and services are fundamental building blocks to creating complete communities. Human and civic assets provided on the Fraser Coast will create the social and economic legacy for current and future generations and will promote a higher degree of self-reliance for the region.

The provision of suitably located and designed open space and recreation areas is fundamental to building complete communities and will help to ensure that the Fraser Coast is maintained as a highly attractive area in which to live, work, play and visit.

Fraser Coast has many known and potential traditional owner cultural heritage sites. Fraser Coast and Maryborough in particular, is also known for its historic buildings, places, precincts and streetscapes which contribute to the character of the region.

ECOLOGICAL VALUES AND LANDSCAPE CHARACTER

Fraser Coast is internationally recognised for its unique environmental values. The area contains important habitat and biodiversity values at an international, national, state and local level, including coastal dune systems, wetlands and remnant vegetation. Protection of these ecologically important areas is vital in order to maintain biodiversity values within the region, including near-threatened species such as the koala, humpback whale and migratory birds.

In addition to Fraser Island, the Fraser Coast mainland takes in an extensive area of coastline extending from Burrum Heads in the north to the inlet of Tin Can Bay in the south. This coastal environment, with its associated beaches, dunes, foreshores, estuaries, rivers and coastal streams strongly influences the character, lifestyle and environment of the Fraser Coast.

The significant role that scenic amenity and landscape character plays in defining the unique character and identity of the Fraser Coast, including its individual communities, is recognised.

The waterways and wetlands of the Fraser Coast provide habitats for many fauna species and an important recreational, scenic amenity and water supply resource. To protect these values, regard must be given to surface water and groundwater quality and environmental flows.

Climate change has the potential to impact on the natural and built environment and these changes should be reflected in the management of development.

CONNECTIVITY

The provision of an efficient and well-integrated transport system to service the Fraser Coast is essential to community wellbeing and economic prosperity. The provision of an integrated transport system promotes more sustainable transport modes, including public transport and active transport. The provision of an efficient and reliable public transport system on the Fraser Coast will help to reduce dependency on the private motor vehicle and ease pressure to upgrade road networks to cater for increased traffic volumes over time.

In recognition of substantial health, social and environmental benefits, it is important to support and encourage active transport (walking and cycling) on the Fraser Coast. With its relatively flat topography, favourable climate and scenic amenity values, the Fraser Coast is an ideal place to walk and cycle.

The efficient and effective movement of freight is essential to sustaining economic activity and development within the Fraser Coast. The identification and protection of strategic elements of the freight movement network will help to ensure the ongoing ability to support and promote the local economy.

The ongoing operation of the Hervey Bay and Maryborough airports is protected in recognition of the important role that they play in connecting the Fraser Coast to other regions both in terms of passenger and freight movement as well as their general aviation functions.

INFRASTRUCTURE AND SERVICES

The planning and delivery of infrastructure aligns with the pattern of settlement for the Fraser Coast, meets the needs of the community and is provided in a logical, timely, efficient and sustainable manner. In addition, major infrastructure corridors and sites should be identified and afforded protection to maintain the operation and efficiency of existing and planned networks.

The planning and delivery of water, wastewater and stormwater services across the Fraser Coast should be viewed as an integrated water cycle management system. Such an approach offers the opportunity to reuse and recycle to maximise the availability of water as a precious and finite resource. Development needs to incorporate effective water cycle management to ensure the health, safety and wellbeing of the Fraser Coast community and the environment.

The region is well serviced by essential energy infrastructure. Energy use occurs in a more sustainable manner, through development maximising opportunities to incorporate energy efficiency alternatives reducing dependency on energy from non-renewable sources. Access to efficient, modern and high quality telecommunications and information technology infrastructure helps connect the dispersed communities of the Fraser Coast and provides access for the region to State, National and Global economies.

The projected population growth of the Fraser Coast will generate an increased volume of waste and increased pressure to upgrade or provide new waste management and recycling services and facilities. Minimising the production of waste and maximising opportunities for reuse and recycling will help to alleviate these pressures and enhance the overall sustainability outcomes of the Fraser Coast.

The provision of adequate emergency services and infrastructure is necessary to support the planned growth of the Fraser Coast and promote community safety and wellbeing.

NATURAL HAZARDS

Given the diversity of physical and environmental settings within the Fraser Coast, the region is vulnerable to the potentially adverse impacts of a range of natural hazards including flood, bushfire, landslide and coastal hazards including any impact of climate change. Development needs to be appropriately located and designed in order to minimise the risks associated with these hazards.

In assessing the potential adverse impacts of natural and coastal hazards, the predicted effects of climate change are taken into account.

FIGURE 1
Fraser Coast Regional Council Map (Source: Fraser Coast Regional Council)



Why review the Planning Scheme?

A planning scheme should be periodically reviewed and updated to ensure it remains relevant and reflects current trends, policy and community expectations. The State's *Planning Act 2016* requires that planning schemes be reviewed every 10 years. Previous background studies including the Sustainable Growth Strategy date back to 2010/2011, and as such it is timely to consider whether the assumptions and policy directions in the current planning scheme require revision.

Copies of all the background documents which informed the drafting of Fraser Coast Planning Scheme 2014 can be found on Council's website here.

Since the adoption of Fraser Coast Planning Scheme 2014, Council has also undertaken a range of other projects that have relevance to, and should be reflected in, the planning scheme:

- Active Transport Strategy;
- Airports Master Plan;
- Hervey Bay Central Business District – Urban Renewal Master Plan;
- Coastal Hazard Adaption Strategy (under development);
- Drones Strategy 2018-2023;
- Economic Roadmap;
- Esplanade Master Plan;
- Open Space Strategy (under development);
- Rural residential Land Strategy;
- RV Strategy;
- Small Community Plans;
- Smart Communities Strategy;
- Water Infrastructure Study;
- Water Quality Strategy (Draft);
- Waterbody Management Strategy (under development)
- Flood Risk Management Framework (under development); and
- Vegetation Management Framework (under development).

You can view Council's current and completed projects here.

Planning Scheme Review Process

The planning scheme review project consists of four key stages expected to take approximately 3 years to complete (refer **Figure 2**). **Stage 1** has been completed with KPMG finalising a demographic and economic trends analysis for the Fraser Coast Region in August 2020.

We are currently in **Stage 2**, which includes the Discussion Paper and Planning Scheme Audit. Following feedback on the Discussion Paper, Council will determine whether amendments are required to the planning scheme and if so the likely extent of the proposed changes. Any major amendments to the planning scheme would be drafted in **Stages 3 and 4**, providing further opportunities for community consultation.

FIGURE 2
Overview of Planning Scheme Review Process and current stage



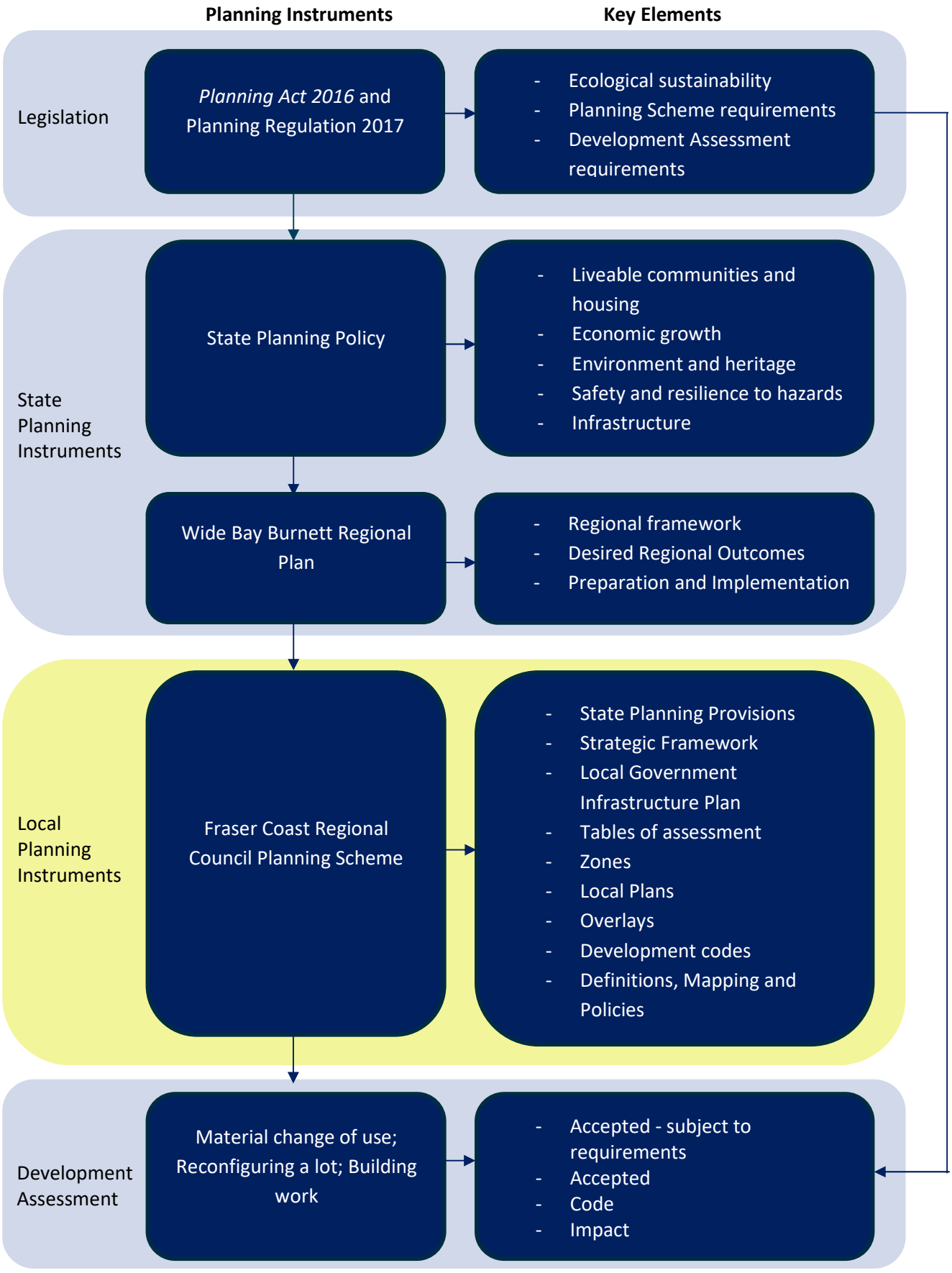
Queensland's Planning Framework

Planning Legislation

The *Planning Act 2016* establishes a system of land use planning and development assessment to facilitate the achievement of ecological sustainability. It provides for the making of the State planning instruments (State Planning Policy and Regional Plans) and local planning instruments (including planning schemes), to regulate planning and development assessment. In most cases, the local government is responsible for assessing and deciding development applications, however the State may also be involved, if State interests are potentially affected. The State interests in development applications are set out in the *Planning Regulation 2017*.

The following flowchart (refer **Figure 3**) provides a high level overview of the State's planning system as it applies to Fraser Coast.

FIGURE 3
Overview of the State's Planning Framework



State Planning Policy

The State Planning Policy (SPP) sets out the State's interests in land-use planning and development across Queensland. The State Government works with Councils to ensure that the State interests are adequately reflected in their planning schemes. The SPP outlines 17 state interests, arranged under five broad themes, as detailed in the following diagram (refer **Figure 4**). The SPP does not prioritise one State interest over another. It instead acknowledges the way State interests are applied will vary between, and within, regions and local government areas, and will depend on environmental, economic, cultural and social factors.

FIGURE 4
Overview of State Planning Policy



Further information on the SPP and supporting guidelines can be found here.

Regional Plans

Regional plans support growth and development in the regions while protecting each region's natural resources. Council must consider the Regional Plan when preparing and amending the planning scheme. The Wide Bay Regional Plan commenced in 2011 and is currently being reviewed by the State Government. Visit the Queensland Government website to find out more.

How does the planning scheme fit in?

The planning scheme is a statutory document, which guides growth and development in the local area. It must consider State planning interests, as well as local matters, and is a collaborative effort between the State Government, Council and the community. To the extent of any inconsistency, a State planning policy prevails instead of a regional plan and a regional plan prevails over a planning scheme.

Further information on the Queensland Planning framework can be found here.

Planning Scheme Review

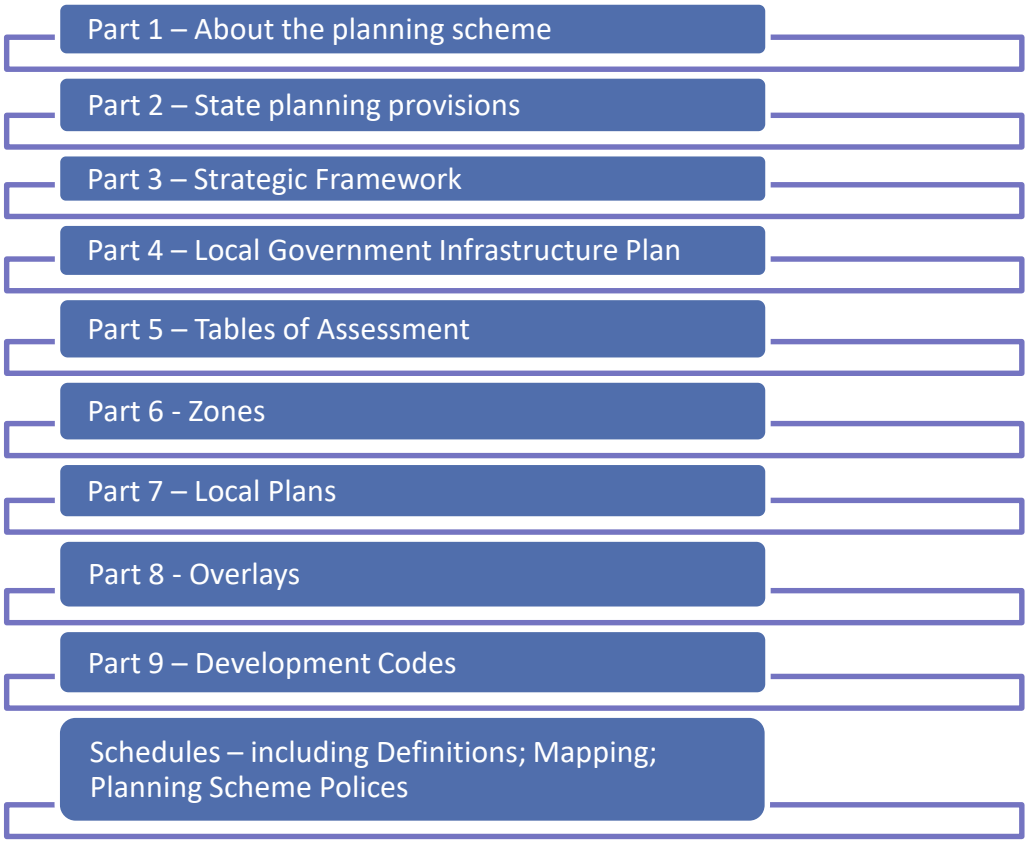
Useability

"This section provides an opportunity to identify what is working, what is not working and any ideas to make the planning scheme function better."

A planning scheme should establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning and development assessment and meet community expectations. The Fraser Coast Planning Scheme 2014 was drafted in accordance with outdated planning legislation and as a result, the current planning scheme is potentially overly long and complex. In 2017, new planning legislation, the *Planning Act 2016* and the *Planning Regulation 2017* commenced and changed scheme drafting requirements. As such, there is an opportunity to consider the format of the planning scheme to improve its useability.

You can access the online version of the planning scheme here or alternatively you can view the planning scheme at Council's offices and libraries.

The current structure of the planning scheme is:



Questions

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

- ☐ I have never used the planning scheme
- ☐ Prefer to remain anonymous
- ☐ Resident
- ☐ 'Mum and dad' type developer
- ☐ Real estate agent
- ☐ Planning consultant
- ☐ Other professional (e.g. Engineer, Surveyor or Architect)
- ☐ Developer
- ☐ I work for Council
- ☐ Other (please specify)

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

- ☐ None
- ☐ 1-2
- ☐ 3-5
- ☐ 6-10
- ☐ 11+

Q.3 What kind of application/s have you submitted in the Fraser Coast region?

- ☐ None
- ☐ Building work (e.g. house/dual occupancy/shed on a vacant lot)
- ☐ Operational work - vegetation clearing
- ☐ Small scale subdivision (e.g. up to 5 lots)
- ☐ Medium-large scale subdivision (e.g. more than 5 lots)
- ☐ Material change of use for residential uses (e.g. residential units/retirement village)
- ☐ Material change of use for commercial uses (e.g. shop/cafe/office)
- ☐ Material change of use for industrial uses (e.g. mechanic/panel beating)
- ☐ Operational work - fill/excavation
- ☐ Operational work - signage
- ☐ Preliminary approval that includes a variation to the planning scheme
- ☐ Other (please specify)

Q.4 On a scale of 1-5 (1 being easy, 5 being difficult) how easy or hard did you find it to navigate, interpret and apply the planning scheme?

- ☐ Not applicable
- ☐ 1 (easy)
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5 (difficult)

If difficult, please explain why.

Q.5 How do you access the planning scheme?

- ☐ Not applicable
- ☐ Online
- ☐ PDF
- ☐ Printed

Do you have an example of an online planning scheme from another Council you would like to share with us?

Q.6 Is the planning scheme clear in what it is trying to achieve?

- ☐ Not applicable
- ☐ Yes
- ☐ No
- ☐ Unsure

If no, please advise why.



Q.7 Council provides its planning scheme mapping electronically and can be viewed here. You can also view the mapping at Council's offices or libraries. Are there opportunities to improve the planning scheme mapping?

- ☐ Not applicable
- ☐ Yes
- ☐ No
- ☐ Unsure

If yes, please explain how.

Q.8 Do you have any other suggestions or ideas on how to improve the useability of the planning scheme?

☐ Yes
☐ No

If yes, please explain how.

Setting the Vision - New Trends and Opportunities

"This section provides important background as to what the region could look like in the next twenty years as a basis for the setting new directions for the planning scheme."

The planning scheme needs to be forward looking and respond to trends and drivers that will shape how we live, work and connect over the next 20 years (refer **Figure 5**). Council's and the community's vision for the Fraser Coast in the current planning scheme is that "*In 2031, the Fraser Coast will be a diverse, strong and well governed region of vibrant places connected as a whole by our community spirit, respect for our natural environment and our innovative and diverse economy*" (section 3.2.1).

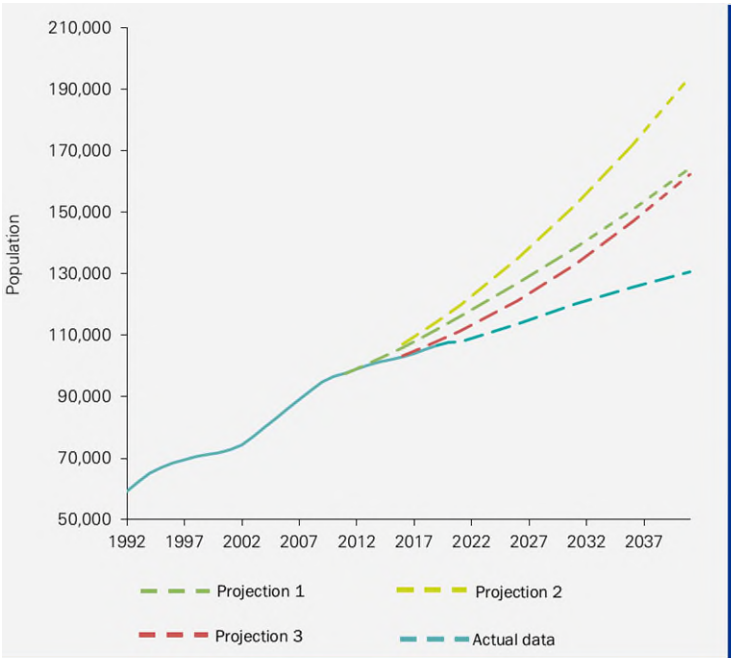
FIGURE 5
Trends and policy framework to respond to over next 20 years



For **Stage 1** of the Planning Scheme Review project, Council engaged KPMG to undertake a demographic and economic trends analysis for the Fraser Coast Region. The analysis looked at policy, external factors, infrastructure enables, demographic trends and future scenarios for the Fraser Coast Region. Responses to COVID-19 were also examined. While a copy of the report is available electronically here, the key scenarios and demographic trends are outlined below. Copies of the report are also available for viewing at Council's offices and libraries.

Figure 6 below (extracted from the KPMG report) shows population in Fraser Coast from 1992 to 2045 and includes the following projection scenarios used by Council in the past. All scenarios predicted the region would grow by more than the actual figures. Although the projections differ, each revised scenario estimated that Fraser Coast would grow at a faster rate than originally anticipated.

FIGURE 6
Population projections from 2019 – 2045 (Source: KPMG, 2020)

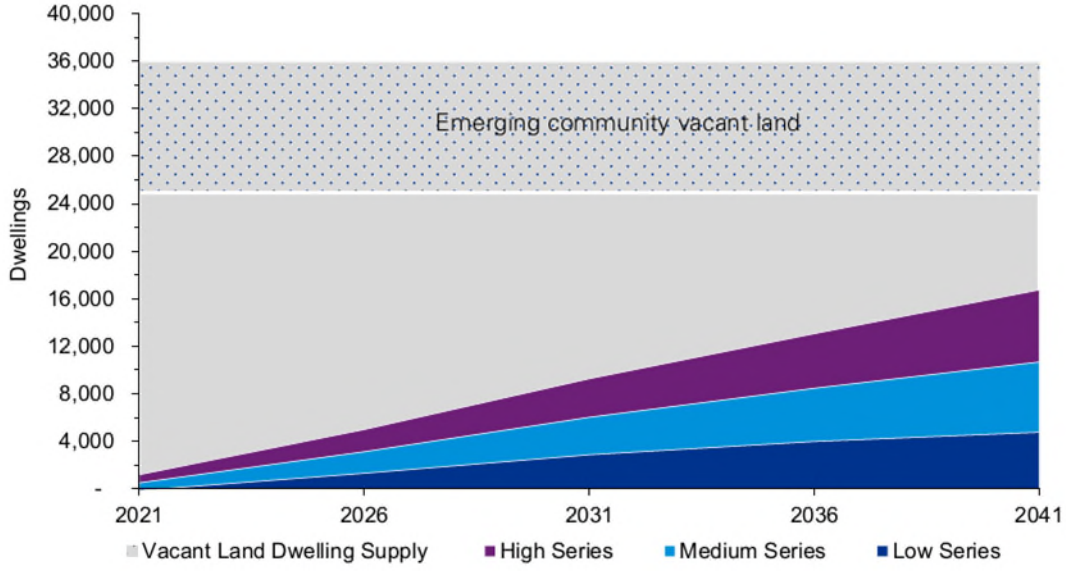


The figure below shows population in Fraser Coast from 1990 to 2045 and includes the following projection scenarios used by council in the past:

- **Projection One:** Used by Council in 2011 for the Fraser Coast Housing Needs Assessment.
- **Projection Two:** Used by Council in 2014 for the Priority Infrastructure Plan.
- **Projection Three:** Used by Council in 2017 for the revised infrastructure Plan (Local Government Infrastructure Plan).
- **Actual:** population from 1990 to 2019 and the latest Queensland Government forecasts from 2019 to 2045.

The region's population growth should be matched by adequate housing supply in order to fulfil the needs of the growing population. The KPMG analysis found that there is sufficient residential zoned land to support the predicted population growth (refer **Figure 7**). However, careful monitoring is recommended to ensure that the supply adequately reflects changing consumer preferences (types of housing, amenity, affordability).

FIGURE 7
Residential land supply compared to population projects (Source: KPMG, 2020)



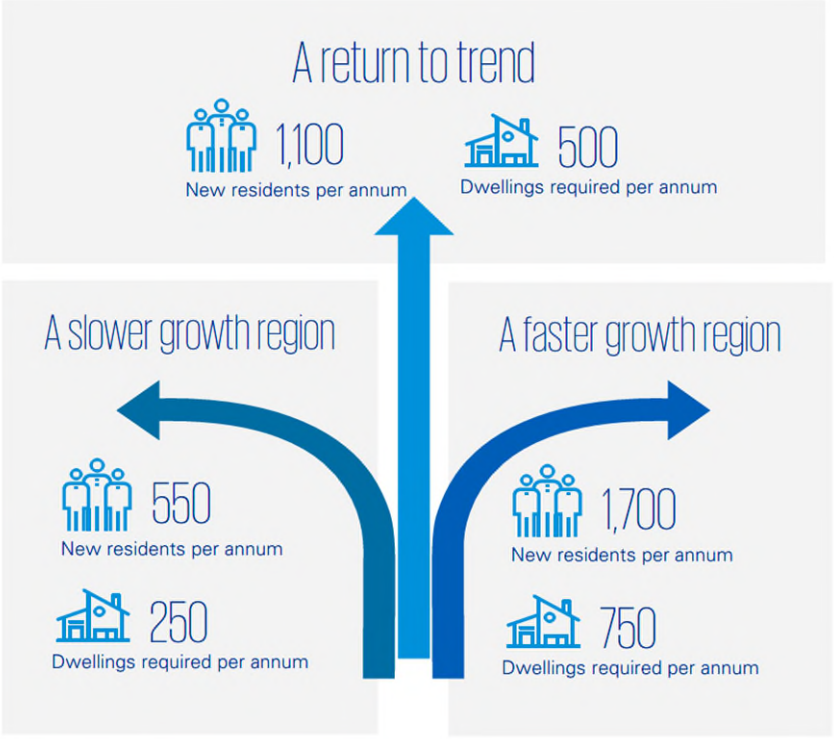
FUTURE SCENARIOS

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

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

These drivers were considered in three scenarios for the future of the Fraser Coast (refer **Figure 8**), which are summarised in the diagram below. Full details on the scenarios and assumptions, which underpin the scenarios, are detailed in the KPMG report.

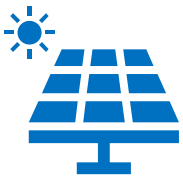
FIGURE 8
Population Scenarios for Fraser Coast (Source: KPMG, 2020)



Across all scenarios the Fraser Coast is a growth region, however the rates of growth are different ranging from "return to trend", "slower growth" to "faster growth". While the projections may not eventuate as anticipated by unforeseen external factors, they provide a valuable insight into the drivers for the future for the region. As a current notable example, the COVID-19 pandemic is significantly impacting on people's way of life, the health care system and the economy. At this time, the long term impacts from COVID-19 are unclear.

KEY TRENDS AND OPPORTUNITIES

The following section provides some other ideas for trends/ opportunities, which the planning scheme can influence.

	Trend/Opportunity	Considerations for Planning Scheme
	**Drivers of economic growth**	Economic activity is a major driver of growth through job creation and export activity. Key industries in Fraser Coast that will shape the future of the region are: - Health, aged care and social assistance - Manufacturing and advanced manufacturing (e.g. aerospace, biomedical, bio-futures, defence, mining equipment, technology and services) - Tourism - Construction and residential housing; and - Education and training - Renewable energy – solar, wind and hydrogen - Agriculture including agri-tourism (KPMG, p7 and p61) Tourism and agriculture are the key employers outside of urban localities (KPMG, p50).
	**Rise of Digital Technologies**	Reliance on the technological world has increased, with an increase in digital commercial, digital communication and large scale digital transformation. There is an increasing role of technology in providing aged care/health (e.g. telehealth), building automation systems, robotics in construction delivery, education (KPMG, p49, 53-p55).
	**COVID-19 and Pandemic Resilient Communities**	Long term impacts associated with COVID-19 including health, working arrangements, consumer and business confidence, willingness to travel by air and urbanisation vs decentralisation will need to be considered (KPMG, p7). COVID-19 has seen increased numbers of people engaged in remote working/learning and this may result in more people relocating outside of major cities.



Changing retail and commercial preferences

Online retail, rising operating costs and changes in consumer behaviour have contributed to a decreased demand for retail and commercial spaces (KPMG, p37 and 42). Is there is an opportunity to reconsider how our centres are structured, including the opportunity to create more complete communities with local shops and services?



Demographic change

The Fraser Coast population is ageing at a rapid pace and is projected to continue to do so. Large increases in older residents as well as localised contractions of working age and child residents will contribute to an increasing dependency imbalance (KPMG, p12). The region also has a lower portion of young adults due to limited job opportunities, entertainment and limited tertiary education choices (KPMG, p14). It also has a large proportion of persons with a profound or severe disability and a mix of very high and very low socio-economic disadvantage areas (KPMG, p15). Improvement of employment, training and entertainment opportunities will be critical to retain young adults and attract families.



Importance of amenity and lifestyle

Lifestyle is a primary driver for people relocating to Fraser Coast. Preserving and enhancing access to the coast, leafy neighbourhoods, regional landscapes, quality of the environment, community facilities and waterways will be critical for the future of the region (KPMG, p42). The trend for new residents to locate in coastal areas is expected to continue to grow into the future (KPMG, p18 and p38).

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

Is there a need explore opportunities to improve the quantum, quality, diversity, environmental performance and spatial distribution of parks?



Consolidation versus dispersed settlement pattern – "good growth"

Good growth enables a region to meet the needs of a growing population, while preserving lifestyle, natural amenity and businesses (KPMG, p40).

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

There will be increasing development along the coast as well as increased demand for high quality attached housing. Current vacant land supply analysis has identified that there is sufficient supply of vacant zoned residential land to support the future population of Fraser Coast (approximately 10,663 additional dwellings by 2041), noting that Hervey Bay may be reliant on the Emerging community zone vacant land for some of this demand (KPMG, p28, p38 and p42).

Are there missed opportunities to encourage infill development to improve access to services?



Housing choice and affordability

The majority of dwellings in Fraser Coast are separate houses and this trend is likely to continue (KPMG, p25/28). To ensure the region remains attractive it will have to meet the housing preferences of existing and new residents (KPMG, p42). Fraser Coast has a lower household income than Queensland, which impacts people's ability to access services and education and creates demand for more affordable housing (KPMG, p18).



Importance of protecting biodiversity and natural systems

The Fraser Coast is internationally recognised for its unique environmental values. The area contains important habitat and biodiversity values at an international, national, state and local level, including coastal dune systems, wetlands, waterways and remnant vegetation. Protection of these ecologically important areas is vital in order to maintain biodiversity values within the region, including near-threatened species such as the koala, humpback whale and migratory birds (Planning Scheme, 3-67). Our environment also provides benefits such as clean air and water, scenic amenity and provides nature-based tourism experiences. Our planning scheme can seek to identify and protect these values and ecosystems.



Importance of protecting cultural heritage and character significance

The Fraser Coast has a rich history as a place of Indigenous occupation with the region containing many known and potential traditional owner cultural heritage sites. The Fraser Coast and Maryborough in particular, is also known for its post-settlement history and cultural significance comprising of historic buildings, places, precincts and streetscapes which contribute to the character of the region (Planning Scheme, p3-42).

The Fraser Coast community values its unique cultural heritage and historic character significance. It is therefore important that those places and areas of cultural heritage significance are identified and afforded protection to provide a sense of identity for present and future generations (Planning Scheme, p3-42).



Transportation technology

Electric and autonomous vehicles will create a need for a network of charging stations and changing road/ parking design. The use of drones for deliveries will create further opportunities for warehousing and logistic industries. Further, there is a need to ensure communities are more walkable.

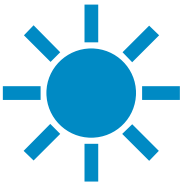


Major project and infrastructure enablers

Major projects support the growth of industry and can make the region more attractive to people and increase accessibility of the region (KPMG, p62). Key major projects and infrastructure enablers include:

- Hervey Bay City Centre Redevelopment;
- Fraser Coast Hospice;
- Road upgrades;
- Urangan Harbour redevelopment and expansion;
- Hervey Bay Airport Redevelopment;
- Wind Farm; and
- Rheinmetall – NIOA – advanced munitions.

Further, enhancement of community infrastructure on the Hervey Bay foreshore to leverage the region's natural assets is important (KPMG, p54).



Climate change and disaster resilience

Climate change is expected to increase the likelihood of extreme weather events (KPMG, p56). How should we respond to extreme weather including cyclones, floods, heatwaves, droughts and bushfires? Climate change is expected to amplify the frequency and severity of these events.

Questions

Q.1 The Planning Scheme's current vision states that "*In 2031, the Fraser Coast will be a diverse, strong and well governed region of vibrant places connected as a whole by our community spirit, respect for our natural environment and our innovative and diverse economy*" (section 3.2.1). Does this vision adequately describe what we want the region to be like in 20 years?

☐ Yes
☐ No

If no, please advise why.

Q.2 If you have reviewed the KPMG Report, what issues should be addressed in the planning scheme?

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

- ☐ Improving community wellbeing
- ☐ Better development design
- ☐ Affordable housing
- ☐ Protecting the natural environment
- ☐ Protecting cultural heritage (Indigenous and Post-Settlement)
- ☐ Facilitating economic development
- ☐ Providing infrastructure and services
- ☐ Improving access and mobility
- ☐ Improving resilience to natural hazards (e.g. flooding, bushfire and climate change)

Others?



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

Strategic Framework

"The Planning Scheme's strategic framework provides the framework, intent and themes that guide the overall outcome of development in the region."

The Planning Scheme's Strategic Framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the region for the life of the planning scheme. The strategic framework provides the basis for producing the delivery mechanisms of the scheme (i.e. the tables of assessment, zones, local plans, overlays and codes).

Each strategic outcome should clearly identify and express the outcomes agreed between the state and local government and provide the basis for determining the land use policy for the entire local government area. Currently, there are six strategic themes as outlined in the following table.

Theme	Key elements
(1) Settlement pattern	Compact and consolidated urban form Urban expansion areas and future urban areas Rural residential development Hierarchy of centres Sustainable built form and urban design Incompatible land uses Natural hazards
(2) Economic resources and development	Diverse business and industry Well defined, vibrant and successful centres Industrial areas Tourism Rural resources Natural resources
(3) Community wellbeing	Healthy and strong communities Housing affordability and diversity Social infrastructure, community facilities and services Open space and recreation Cultural heritage & character significance
(4) Infrastructure and services	Coordinated planning and delivery Water cycle management Energy and telecommunication infrastructure Waste management and recycling Emergency services
(5) Access and mobility	Integrated transport system Public transport Walking and cycling Freight movement Air transport
(6) Natural environment and landscape character	Protection of important habitat and biodiversity Scenic amenity and landscape character Coastal environment Surface water, groundwater, waterways and wetlands Climate change

A copy of the Strategic Framework is available here or alternatively you can view the planning scheme at Council's offices and libraries.

Questions

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

☐ Yes
☐ No
☐ Unsure

If no, please advise why.

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

- ☐ Theme 1 – Settlement Pattern
- ☐ Theme 2 – Economic Resources and Development
- ☐ Theme 3 – Community wellbeing
- ☐ Theme 4 – Infrastructure and services
- ☐ Theme 5 – Access and mobility
- ☐ Theme 6 – Natural environment and landscape character

If selected, please advise of any specific suggestions for improvements to the Themes.

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

☐ Yes
☐ No

If yes, what are they?

THEME 1 – Settlement Pattern Maps

Q.4 Strategic Framework Map 1 (SFM-001) and 1a (SFM-001a) (Settlement pattern) conceptually identify elements of the strategic framework as relevant to the settlement pattern theme, including:

(a) land use categories including urban area, urban expansion areas and future urban areas, rural residential areas, rural areas, major sport and recreation open space areas and protected areas;
(b) major elements of the Fraser Coast hierarchy of centres; and
(c) major transport elements.

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

☐ Yes
☐ No
☐ Unsure

If no, what changes are required to the maps?



THEME 2 – Economic Resources and Development Maps

Q.5 Strategic Framework Map 2 (SFM-002) and 2a (SFM-002a) (Economic resources and development) conceptually identify elements of the strategic framework as relevant to the economic resources and development theme, including:

(a) the Fraser Coast hierarchy of centres;
(b) major industrial areas;
(c) other employment or economic development activity areas, including major health, correctional, education and training facilities;
(d) agricultural land;
(e) forestry areas;
(f) state extractive resource areas and associated transport routes; and
(g) fish habitat areas.

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

☐ Yes
☐ No
☐ Unsure

If no, what changes are required to the maps?

THEME 3 – Community Wellbeing Maps

Q.6 Strategic Framework Map 1 (SMF-001) and 1a (SFM-001a) (Settlement pattern) conceptually identify elements of the strategic framework as relevant to the community wellbeing theme, including major sport and recreation open space areas.

Do the maps clearly/accurately illustrate the desired outcomes we want for community wellbeing in the region?

- ☐ Yes
- ☐ No
- ☐ Unsure

If no, what changes are required to the maps?

THEME 4 – Infrastructure and services Maps

Q.7 Strategic Framework Map 3 (SFM-003) and 3a (SFM-003a) (Transport and Infrastructure) conceptually identify elements of the strategic framework as relevant to the infrastructure and services theme, including:

(a) major water supply infrastructure;
(b) major sewerage and effluent reuse infrastructure;
(c) major energy infrastructure; and
(d) major waste management infrastructure sites.

Do the maps clearly/accurately illustrate outcomes we want for the infrastructure and services in the region?

☐ Yes
☐ No
☐ Unsure

If no, what changes are required to the maps?



THEME 5 – Access and mobility Maps

Q.8 Strategic Framework Map 3 (SFM-003) and 3a (SFM-003a) (Transport and infrastructure) conceptually identifies elements of the strategic framework as relevant to the access and mobility theme, including:

(a) major elements of the road transport hierarchy;
(b) major elements of the rail, air and marine transport system; and
(c) public transport stations (Maryborough and Hervey Bay only).

Do the maps clearly/accurately illustrate the desired outcomes we want for the access and mobility in the region?

☐ Yes
☐ No
☐ Unsure

If no, what changes are required to the maps?

THEME 6 – Natural environment and landscape character

Q.9 Strategic Framework Map 4 (SFM-004) (Natural environment and landscape character) conceptually identifies elements of the strategic framework as relevant to the natural environment and landscape character theme, including:

(a) Regulated Vegetation (Matters of State Environmental Significance);
(b) Koala Habitat Areas;
(c) Fish Habitat Areas;
(d) Ramsar wetlands;
(e) high ecological value (HEV) waters;
(f) regional ecological corridors;
(g) protected areas^;
(h) strategic views;
(i) scenic corridors and routes; and
(j) the Ghost Hill ridgeline.

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

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

☐ Yes
☐ No
☐ Unsure

If no, what changes are required to the maps?

Local Government Infrastructure Plan (LGIP)

"The Planning Scheme's LGIP identifies trunk infrastructure necessary to service a local area. The LGIP includes plans for water, sewerage, roads, stormwater and parks/community facilities."

LGIPs are prepared by councils and are used to ensure communities have timely and affordable access to required infrastructure services. Councils that have an LGIP can levy infrastructure charges and stipulate development approval conditions for trunk infrastructure (e.g. water, sewerage, roads, storm water, as well as parks and land for community facilities). The LGIP identifies the trunk infrastructure necessary to service a local area. Council has other mechanisms for capital renewal of existing infrastructure. You can view the LGIP section of the planning scheme here or alternatively you can view the planning scheme at Council's offices and libraries.

Questions

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

☐ Yes
☐ No
☐ Unsure

If no, please advise why.

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

- ☐ Levels of service
- ☐ Priority infrastructure boundaries
- ☐ Infrastructure catchments
- ☐ Trunk infrastructure identification
- ☐ Demand assumptions

Other (please explain)

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

Q.4 Do you have any specific suggestions for improvements for this section of the planning scheme?



Tables of Assessment

"The tables of assessment in the planning scheme identify the category of development assessment for each defined land use and the requirements that need to be met. The levels of assessment should be appropriate to the type of development and the associated risk to ensure the delivery of an efficient and effective planning scheme."

The tables of assessment identify defined uses, the category of development and assessment, and assessment benchmarks and requirements for development for each zone (refer **Figure 9**), overlay or local plan. The levels of assessment are related to the complexity of an application and its impacts. In determining an appropriate level of assessment, Council needs to consider the:

- scale of the impact;
- ability to regulate the impact;
- ability to provide appropriately informed decisions; and
- alignment with the aspirations expressed in the strategic framework.

The categories of assessment under the P*lanning Act 2016* are:

- **Accepted:** Accepted development does not require a development application or an approval under the planning scheme because it is compatible with the planning intentions for an area;
- **Accepted subject to requirements:** Accepted development subject to requirements does not require a development application or approval if certain requirements are met. Accepted development subject to requirements is generally simple, low risk and compatible with the planning intentions for an area;
- **Code assessable:** Code assessable development requires a development application and approval. Applications are assessed against the requirements set out in the planning scheme (assessment benchmarks) and the State planning instruments (to the extent they are not integrated in the planning scheme). Where the application meets the assessment benchmarks in the relevant codes and instruments, it is likely to be approved. Public notification is not required;
- **Impact assessment:** Impact assessable development requires a development application and approval. Impact assessment involves the broader assessment of the impacts of development against relevant State planning instruments (to the extent they are not integrated in the planning scheme) and relevant sections of the planning scheme, including the strategic framework. Development that is impact assessable requires public notification and may be subject to appeals by third parties. Impact assessable development has the potential for higher impacts or impacts that are unknown when an application is submitted and therefore requires broad assessment against the entire planning scheme; and
- **Prohibited:** Prohibited development is the sort of development for which an application may not be made (e.g. a proposal to build a child care centre on contaminated land). The *Planning Regulation 2017* establishes which developments are prohibited.

The tables of assessment should ensure the minimum practicable level of regulation is applied to achieve the desired outcomes, while ensuring community and State involvement (via referrals) of applications that may have more significant impacts or impacts on State interests.

It is important to note that local plans and overlays may alter the category of development or assessment from the category specified in the relevant zone.

You can view the Tables of Assessment section of the planning scheme here or alternatively you can view the planning scheme at Council's offices and libraries.

An extract from the Table of Assessment for the Low density zone is included below.

FIGURE 9
Extract of existing Table of Assessment for the Low density residential zone

Table 5.5.1 Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	**Accepted subject to requirements**	• Caretaker's accommodation code
Dual occupancy	**Accepted** If not located in Precinct LDR1.	Not applicable
Dwelling house	**Accepted**	Not applicable
Dwelling unit	**Code assessment**	• Multi-unit residential uses code (Table 9.3.10.3.1 and Table 9.3.10.3.4) • Applicable Local plan code (if relevant) • Low density residential zone code • Transport and parking code
Home based business	**Accepted** If involving a home based child care service licensed under the *Child Care Act 2002*.	Not applicable
	Accepted subject to requirements If not otherwise specified.	• Home based business code
• **Residential care facility** • **Retirement facility**	**Code assessment** If not located in Precinct LDR1.	• Residential care facility and retirement facility code • Applicable Local plan code (if relevant) • Low density residential zone code • Landscaping code • Transport and parking code • Works, services and infrastructure code

Questions

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

☐ Yes
☐ No
☐ Unsure

If yes, what should be changed?

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

☐ Yes
☐ No
☐ Unsure

If yes, what should be changed?

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

☐ Yes
☐ No
☐ Unsure

If no, what should be changed to improve the useability?

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

- ☐ Material change of use
- ☐ Local plans
- ☐ Reconfiguring a lot
- ☐ Building work
- ☐ Operational work
- ☐ Overlays

If selected, what improvements are required?



Zones

"Zones are the primary organising layer of the planning scheme and identify for every parcel of land the location of preferred land uses."

Zones are the primary organising layer of the planning scheme with all land in the planning scheme area included in a zone (refer **Figure 10**). Zones are supported by codes, which outline the purpose and assessment benchmarks (performance outcomes and acceptable outcomes) against which development applications are assessed. Zones are mapped and included in Schedule 2 (Mapping). Council provides interactive planning scheme mapping on its website, which can be accessed here. Alternatively you can view the planning scheme at Council's offices and libraries.

FIGURE 10
Extract of a Zone Map



The State Government through the *Planning Regulation 2017* specifies a standard suite of zones. Only zones from the standard suite may be used in the planning scheme. Precincts may be used in zones to provide more refined planning intent for specific areas. A precinct may vary the requirements that apply (such as height, gross floor area and numbers of persons) for areas in the zone.

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

RESIDENTIAL ZONES CATEGORY

- **Low density residential zone:** provides for a variety of low density dwelling types, including dwelling houses and limited community/small-scale services, facilities and infrastructure. The maximum height of buildings is 8.5m or 10.0m where located on slopes exceeding 15% (performance outcome)[1];
- **Medium density residential zone:** provides for medium density multiple dwellings and community uses, small scale-services, facilities and infrastructure. The maximum building height is 11.0m above ground level (performance outcome);
- **High density residential zone:** provides for high density multiple dwellings and community uses, and small-scale services, facilities and infrastructure. The maximum building height is 20.0m above ground level or 26m in Precinct HDR1 (Hervey Bay tourism nodes) (performance outcome);

CENTRE ZONES CATEGORY

- **Principal centre zone:** provides for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to form the core of an urban area and service the local government area. Building height is determined by a local plan code/compatibility with the streetscape (performance outcome) or has a maximum building height of 20.0m above ground level (acceptable outcome);
- **District centre zone:** provides for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities. Building height is determined by compatibility with the streetscape (performance outcome) or has a maximum height of 8.5m above ground level (acceptable outcome);
- **Local centre zone:** provides for a limited variety of commercial, community and retail activities to service local residents and other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses. Building height is determined by compatibility with the streetscape (performance outcome) or has a maximum building height of 8.5m above ground level (acceptable outcome);
- **Neighbourhood centre zone:** provides for a small variety of uses and activities to service local residents and other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices. Building height is determined by compatibility with the streetscape (performance outcome) or has a maximum building height of 8.5m above ground level (acceptable outcome).

INDUSTRY ZONES CATEGORY

- **Low impact industry zone:** provides for service industry and low impact industry and other uses and activities that support industry activities and do not compromise the future use of premises for industry activities. Building height is determined by compatibility with the streetscape (performance outcome) or has a maximum building height of 10.0m above ground level (acceptable outcome);

[1] Note: where height limits are prescribed as performance outcomes, they are more determinative than acceptable outcomes. Acceptable outcomes describe the preferred way of achieving a performance outcome.

- **Medium impact industry zone:** provides for medium impact industry and other uses and activities that support industry activities and do not compromise the future use of premises for industry activities. Building height is determined by compatibility with the streetscape (performance outcome) or has a maximum building height of 15.0m above ground level (acceptable outcome).
- **High impact industry zone:** provides for High impact industry and other uses and activities that support industry activities and do not compromise the future use of premises for industry activities. Building height is determined by compatibility with the streetscape/industry operating requirements (performance outcome) or has a maximum building height of 20.0m above ground level (acceptable outcome);
- **Waterfront and marine industry zone:** provides for marine industry and other uses and activities that need to be on or near water or a marine environment or support industry activities and do not compromise the future use of premises for industry activities. Building height is determined by the function needs of marine industry uses/amenity of surrounding area (performance outcome) or has a maximum building height above ground level of 20.0m for buildings and structures used for the manufacturing, servicing or repair of vessels and 12.5m for all other buildings and structures (acceptable outcome);

RECREATION ZONES CATEGORY

- **Sport and recreation zone:** provides for a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts and facilities and infrastructure to support the uses and activities. The scale, intensity and built form of development is compatible with the intended scale and character of the streetscape and surrounding area (performance outcome);
- **Open space zone:** provides for local, district and regional parks for the use of residents and visitors and facilities and infrastructure that support, and are required by, users of the parks. Development has a low-rise built form that is compatible with the intended scale and character of the streetscape and surrounding area (performance outcome);

ENVIRONMENTAL ZONES CATEGORY

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

OTHER ZONES CATEGORY

- **Community facilities zone:** provides for community-related uses, activities and facilities, whether publicly or privately owned, including, for example educational establishments; hospitals; transport and telecommunication networks and utility installations. No building heights specified;
- **Emerging communities zone:** provides for land that is intended for an urban purpose in the future. It protects land that is identified for an urban purpose in the future from incompatible uses and provides for the timely conversion of non-urban land for urban purposes. Building

height is a maximum of 8.5m above ground level or 10.0m above ground level where located on slopes exceeding 15% (performance outcome);

- **Limited development (constrained land) zone**: identifies land that is significantly affected by one or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography. Building height has a low-rise built form (performance outcome) or has a maximum building height of 8.5m above ground level or 10.0m above ground level where located on slopes exceeding 15% (acceptable outcome);
- **Mixed use zone**: provides for a mix of variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities. Building heights are specified for the precincts e.g. MU1 Urangan Harbour – refers to Urangan Harbour Master Plan Building Heights which varies from 8.5m (2 storeys) to 80m (20 storeys) ; MU2 Hervey Bay Airport Business and Industry Park – 10.0m; MU3 Carriers Arms Hotel – 11.0m; MU4 Dominion Flour Mill – 15.0m; MU5 Fraser Island Resorts – 11.0m; MU6 Maryborough Residential Airpark – 8.5m;
- **Rural zone**: provides for rural uses and activities and other uses and activities that are compatible with existing and future rural uses and activities; and the character and environmental features of the zone. It also seeks to maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes. Building height is to have a low-rise built form (performance outcome) or a maximum building height above ground level of 8.5m where the site has up to 15% slope, or 10m where the site has more than 15% slope for residential and other non-rural activities; and 10.0m for rural activities (acceptable outcome);
- **Rural residential zone**: provides for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services. Development has a low-rise built form with a maximum building height of 8.5m above ground level where the site has up to 15% slope or 10m above ground level where the site has more than 15% slope (performance outcome);
- **Specialised centre zone:** provides for one or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses. Building height is to be sympathetic to the intended scale and character of the streetscape (performance outcome) or has a maximum building height of 8.5m or 10.0m (acceptable outcome).

Each zone code identifies the following:

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

You can view the zones section of the planning scheme here or alternatively you can view the planning scheme at Council's offices and libraries.

Questions

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

☐ Yes
☐ No
☐ Unsure

If no, please advise why and provide suggestions for improvements.

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

☐ Yes
☐ No
☐ Unsure

If no, please advise why.



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

☐ Yes
☐ No
☐ Unsure

If yes, please advise where and why.



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

☐ Yes
☐ No
☐ Unsure

If yes, please advise why.

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

Residential Zones:
- ☐ Low density residential zone code
- ☐ Medium density residential zone code
- ☐ High density residential zone code

Centre zones:
- ☐ Principal centre zone code
- ☐ District centre zone code
- ☐ Local centre zone code
- ☐ Neighbourhood centre zone code

Industry zones category:
- ☐ Low impact industry zone code;
- ☐ Medium impact industry zone code;
- ☐ High impact industry zone code;
- ☐ Waterfront and marine industry zone code;

Recreation zones category:
- ☐ Sport and recreation zone code;
- ☐ Open space zone code;

Environmental zones category:
- ☐ Environmental management and conservation zone code;

Other zones category:
- ☐ Community facilities zone code
- ☐ Emerging communities zone code
- ☐ Limited development (constrained land) zone code
- ☐ Mixed use zone code
- ☐ Rural zone code
- ☐ Rural residential zone code
- ☐ Specialised centre zone code

If selected, please advise of any specific suggestions for improvements to the zone code/s.

Specific suggestions for improvements to the zone code/s:

Local Plans

"The Planning Scheme's Local plans address matters at the local or district level and provide more detailed planning for the zones. A local plan includes a local plan code to give effect to the policy intent for the local planning area."

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

The following are the local plans for the planning scheme:

- **Doolong Flats/Ghost Hill emerging community local plan**: provides for the logical, orderly, efficient and sustainable development of the Doolong Flats/Ghost Hill area in a manner that facilitates the creation of a complete and vibrant community comprising of interconnected residential neighbourhoods and supporting local services, community facilities and open space;
- **Eli Waters/Dundowran emerging community local plan**: provides for the logical, orderly, efficient and sustainable development of the northern section of the local plan area in a manner that facilitates the creation of a complete and vibrant community comprising of interconnected residential neighbourhoods, a tourism focus area adjacent to the foreshore, and supporting local services, community facilities and open space. It also seeks to preserve the southern section of the local plan area as a further investigation area;
- **Granville emerging community local plan**: provides for the logical, orderly, efficient and sustainable development of a waterfront dependent master planned urban community in the north-western section of the local plan area and in areas immediately adjacent to Granville's existing urban area, comprising of an attractive and functional harbourside setting, an environmental and open space network focused along the riverfront, interconnected residential neighbourhoods and supporting local services, community facilities and open space that promotes a high degree of local self-containment. It also seeks to preserve the balance of the local plan area as a further investigation area to accommodate future potential urban development opportunities in the longer term;
- **Kawungan North East emerging community local plan**: provides for the logical, orderly, efficient and sustainable development of the Kawungan North East area in a manner that facilitates the achievement of mixed use and retail showroom development outcomes predominantly in areas closest to the Pialba principal activity centre to support and compliment the role and function of the principal activity centre. It also facilitates the creation of interconnected low and mixed density residential neighbourhoods and supporting local services, community facilities and open space throughout the balance of the local plan area.
- **Maryborough principal activity centre local plan**: reinforces the role and function of the Maryborough principal activity centre as a focus for higher order community, government and health services, retail and commercial activities, and education and employment opportunities to service the needs of residents of Maryborough and surrounding rural areas and towns. It also provides for a diverse mix of uses and an urban form and structure which promotes activity,

vibrancy and tourism whilst conserving the historical character and significance of the local plan area;

- **Nikenbah emerging community local plan**: provides for the logical, orderly, efficient and sustainable development of the Nikenbah area in a manner that facilitates the creation of a complete and vibrant community comprising of interconnected residential neighbourhoods and supporting employment opportunities, local services, community facilities and open space;
- **Pialba principal activity centre local plan**: provides for the development and rejuvenation of the Pialba principal activity centre as the city heart of Hervey Bay with a diverse mix of uses and a form and structure which promotes activity, vibrancy, sophistication and a sub-tropical coastal style; and
- **St Helens emerging community local plan**: provides for the logical, orderly, efficient and sustainable development of the St Helens area in a manner that facilitates the creation of interconnected residential and rural residential neighbourhoods and supporting local services, community facilities and open space. It also seeks to ensure the provision of local industry and employment opportunities in the northern part of Maryborough's urban area.

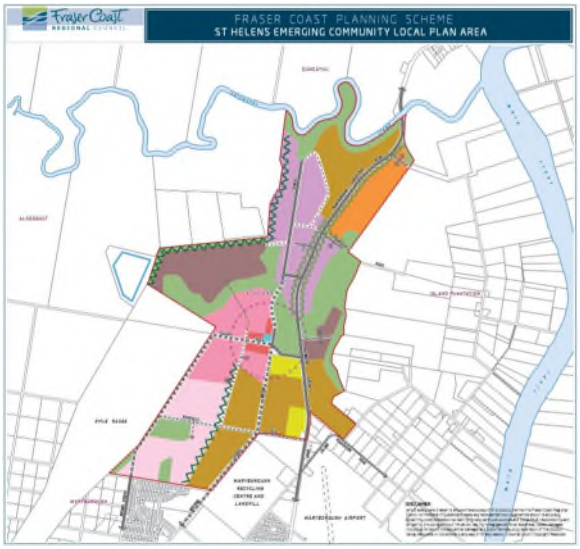
Council is also currently processing amendments to incorporate the draft Urangan South Local Area Plan into the Planning Scheme.

Each local plan area has a map (refer **Figure 11**) and a code, which identifies the following:

- the application of the local plan code
- a statement about the context and setting of the local plan area
- the purpose of the local plan code
- the overall outcomes that achieve the purpose of the local plan code
- the assessment benchmarks (performance outcomes and acceptable outcomes), noting that some of these change the building heights applying to zones.

You can view the local plan section of the planning scheme here or alternatively you can view the planning scheme at Council's offices and libraries.

FIGURE 11
Extract from current St Helens emerging community local area plan map



Questions

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

☐ Yes
☐ No
☐ Unsure

If yes, please advise what new areas require more detailed local area planning.

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

- ☐ Doolong Flats/Ghost Hill emerging community local plan code
- ☐ Eli Waters/Dundowran emerging community local plan code
- ☐ Granville emerging community local plan code
- ☐ Kawungan North East emerging community local plan code
- ☐ Maryborough principal activity centre local plan code
- ☐ Nikenbah emerging community local plan code
- ☐ Pialba principal activity centre local plan code
- ☐ St Helens emerging community local plan code

If yes, please advise of any specific suggestions for improvements to the code/s.

Overlays

"The Planning Scheme's overlays identify constraints, environmental values or an opportunity to which development is to respond, and typically require the application of additional assessment benchmarks."

Overlays identify areas within the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:

1. there is a particular sensitivity to the effects of development;
2. there is a constraint on land use or development outcomes;
3. there is the presence of valuable resources;
4. there are particular opportunities for development.

The intention of an overlay is to indicate where a particular constraint, environmental value or opportunity affects development and to provide additional or more specific assessment criteria. An overlay may also change the level of assessment for all types of development (material change of use, reconfiguring a lot, building work or operational work).

Most of the overlays identified in the Fraser Coast Planning Scheme directly reflect the State Planning Policy, with the exception of the Fraser and Great Sandy Strait Islands overlay. The current suite of overlays in the planning scheme are:

- **Acid sulfate soils overlay**: ensures that the generation or release of acid and associated metal contaminants from Acid sulfate soils (ASS) does not have significant adverse effects on the natural environment, built environment, infrastructure or human health;
- **Agricultural land overlay:** ensures that sustainable agricultural use of agricultural land is protected from inappropriate development that leads to its alienation, fragmentation or diminished productivity;
- **Airport and aviation facilities overlay:** protects and maintains the safety, efficiency and operational integrity of Hervey Bay Airport , Maryborough Airport and Aviation facilities and avoids land use conflicts;
- **Biodiversity areas, waterways and wetlands overlay:** ensures that ecologically important areas are protected; ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated; and wetlands and waterways are protected, maintained, rehabilitated and enhanced;
- **Bushfire hazard overlay**: ensures that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment;
- **Coastal protection overlay:** ensures that development is designed, constructed and operated to avoid the social, financial and environmental costs arising from the adverse impacts of coastal hazards, taking into account the predicted effects of climate change; protect, conserve, rehabilitate and manage the coast, including its resources and biological diversity; and preferentially use land on the coast for Coastal-dependent development;

- **Extractive resources overlay**: protects and maintains the sustainable and viable use of Extractive resources in the Fraser Coast Local Government Area by preventing incompatible development and land uses from encroaching on the extractive resource/processing areas and associated separation areas and transport routes;
- **Flood hazard overlay:** ensures that development protects people and avoids or mitigates the potential adverse impacts of flood on property, economic activity and the environment, taking into account the predicted effects of climate change;
- **Heritage and neighbourhood character overlay**: ensures that development on or adjoining a Heritage place is compatible with the cultural heritage significance of the place; the significance of neighbourhood character areas is conserved and enhanced; and development in a demolition control area conserves dwelling houses from the Victorian, Federation or interwar eras;
- **Infrastructure overlay**: ensures that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned infrastructure and facilities within the Fraser Coast: gas pipelines; high voltage electricity transmission lines; wastewater treatment plants; waste management facilities; major roads; railways; defence training facilities; and stock routes;
- **Water resource catchments overlay**: ensures that development preserves and, where possible, enhances water quality and quantity entering the following water resource catchment areas: Lake Lenthall and downstream weirs; Teddington Weir; and Cassava Lagoons; and
- **Fraser and Great Sandy Strait Islands overlay**: the purpose is to ensure development is established in appropriate locations and carried out in an environmentally sustainable manner; the Indigenous and European cultural values of Fraser and Great Sandy Strait Islands are conserved and enhanced; and the World Heritage environmental values and natural features are protected and enhanced, whilst World Heritage obligations are met; and Ramsar sites are protected.

Each overlay has a map and a code, which identifies the following:

- the application of the overlay code
- the purpose of the overlay code
- the overall outcomes that achieve the purpose of the overlay code
- the assessment benchmarks (performance outcomes and acceptable outcomes), noting that some of these change the building heights applying to zones.

You can view the overlays section of the planning scheme here or alternatively you can view the planning scheme at Council's offices and libraries. Council also provides interactive planning scheme mapping on its website, which can be accessed here.

Questions

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

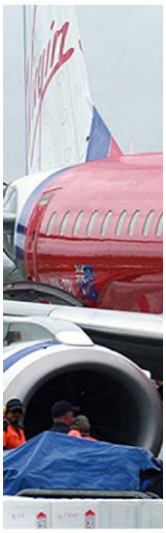
☐ Yes
☐ No
☐ Unsure

If yes, please advise what new overlays are required.

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

- ☐ Acid sulfate soils overlay
- ☐ Agricultural land overlay
- ☐ Airport and aviation facilities overlay
- ☐ Biodiversity areas, waterways and wetlands overlay
- ☐ Bushfire hazard overlay
- ☐ Coastal protection overlay
- ☐ Extractive resources overlay
- ☐ Flood hazard overlay
- ☐ Heritage and neighbourhood character overlay
- ☐ Infrastructure overlay
- ☐ Water resource catchments overlay
- ☐ Fraser and Great Sandy Strait Islands overlay

If yes, please advise of any specific suggestions for improvements to the code/s.



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

☐ Yes
☐ No
☐ Unsure

If yes, please advise why?

Development Codes

"The Planning Scheme's development codes provide the assessment benchmarks or criteria used for assessing different types of uses or other forms of development."

The planning scheme has been specifically designed to provide a performance-based approach to development assessment. An acceptable outcome represents one way only of complying with a corresponding performance outcome. An applicant may propose an alternative way of complying with a performance outcome.

The following are the use codes for the planning scheme:

a. Business uses code;
b. Caretaker's accommodation code;
c. Community activities code;
d. Dual occupancy code;
e. Dwelling house code;
f. Extractive industry code;
g. Home based business code;
h. Industry uses code;
i. Market code;
j. Multi-unit residential uses code;
k. Nature-based tourism code;
l. Relocatable home park and tourist park code;
m. Residential care facility and retirement facility code;
n. Rural uses code;
o. Sales office code;
p. Service station code;
q. Telecommunications facility code;
r. Utility installation code.

The following are the other development codes for the planning scheme:

a. Advertising devices code;
b. Landscaping code;
c. Reconfiguring a lot code;
d. Transport and parking code;
e. Vegetation management code;
f. Works, services and infrastructure code;
g. Ship-sourced pollutants reception facilities in marinas code.

Each development code identifies the following:

- the application of the code
- the purpose of the code
- the overall outcomes that achieve the purpose of the code
- the assessment benchmarks (performance outcomes and acceptable outcomes)

You can view the Development Codes in Part 9 here or alternatively you can view the planning scheme at Council's offices and libraries.

Questions

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

- ☐ Yes
- ☐ Somewhat
- ☐ No
- ☐ Unsure
- ☐ Rather not say

If no, or if you have other comments, please advise.

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

- ☐ Business uses code;
- ☐ Caretaker's accommodation code;
- ☐ Community activities code;
- ☐ Dual occupancy code;
- ☐ Dwelling house code;
- ☐ Extractive industry code;
- ☐ Home based business code;
- ☐ Industry uses code;
- ☐ Market code;
- ☐ Multi-unit residential uses code;
- ☐ Nature-based tourism code;
- ☐ Relocatable home park and tourist park code;
- ☐ Residential care facility and retirement facility code;
- ☐ Rural uses code;
- ☐ Sales office code;
- ☐ Service station code;
- ☐ Telecommunications facility code;
- ☐ Utility installation code.

If yes, please advise of any specific suggestions for improvements to the code/s?

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

- ☐ Advertising devices code;
- ☐ Landscaping code;
- ☐ Reconfiguring a lot code;
- ☐ Transport and parking code;
- ☐ Vegetation management code;
- ☐ Works, services and infrastructure code;
- ☐ Ship-sourced pollutants reception facilities in marinas code.

If yes, please advise of any specific suggestions for improvements to the code/s?

Planning Scheme Policies

"Planning Scheme Policies supports Council's planning scheme and provide information that may be required or requested to accompany a development application."

The planning scheme currently includes five (5) policies to provide further information on how to interpret or address planning scheme codes. These are:

1. Planning scheme policy for the Heritage and neighbourhood character overlay code
2. Planning scheme policy for development works
3. Planning scheme policy for information that the Council may require
4. Planning scheme policy for environmental and vegetation offsets
5. Planning scheme policy for the Urangan Harbour Master Plan

1. Planning scheme policy for the Heritage and neighbourhood character overlay code

The purpose of this planning scheme policy is to:

a. provide advice about achieving outcomes in the Heritage and neighbourhood character overlay code; and
b. identify information that may be required to support a development application where affecting a local heritage place, neighbourhood character area or demolition control area.

2. Planning scheme policy for development works

The Planning scheme policy for development works has been prepared as acceptable solutions to the relevant planning scheme codes. It provides flexibility through identifying the relevant standards, policy documents and industry standards. It does not prevent or discourage alternate solutions for individual development sites.

3. Planning scheme policy for information that the Council may require

The purpose of this planning scheme policy is to identify information that Council may require to inform the proper assessment of a development application. This planning scheme policy also provides advice and guidance about the circumstances when the following types of plans and reports may be required as well as the typical content to be included in such plans and reports:-

a. acid sulfate soils (ASS) investigation and management plan;
b. acoustic assessment report;
c. bushfire hazard assessment report and management plan;
d. ecological assessment;
e. flood hazard assessment and mitigation report;
f. koala impact assessment report; and
g. traffic impact assessment report.

4. Planning scheme policy for environmental and vegetation offsets

The purpose of this planning scheme policy is to:

a. provide advice about achieving outcomes in the Biodiversity areas, waterways and wetlands overlay code where any permanent, irreversible loss of identified ecological values or ecosystem function may occur;
b. provide advice about achieving outcomes in the Vegetation management code where the loss of vegetation occurs; and
c. identify information that may be required to support a development application where involving the restoration of an area/s of environmental significance, due to the loss of ecological values, ecosystem function and/or vegetation.

5. Planning scheme policy for the Urangan Harbour Master Plan

The purpose of this planning scheme policy is to:

a. provide a 30 year redevelopment vision to maximise land use opportunity in line with suitable land tenure of the Urangan Harbour and key surrounding areas;
b. provide advice about achieving development and land use outcomes in the Urangan Harbour Master Plan sub-precincts as identified in Figure 6.2.18.A and Figure 6.2.18.B and Table 6.2.18 of the Mixed Use Zone Code; and
c. identify key attributes and design outcomes of the relevant sub-precincts of the Urangan Harbour.

You can view the policies section of the planning scheme here or alternatively you can view the planning scheme at Council's offices and libraries.

Questions

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

- ☐ Planning scheme policy for the Heritage and neighbourhood character overlay code;
- ☐ Planning scheme policy for development works;
- ☐ Planning scheme policy for information that the Council may require;
- ☐ Planning scheme policy for environmental and vegetation offsets;
- ☐ Planning scheme policy for the Urangan Harbour Master Plan

If yes, please advise of any specific suggestions for improvements to the planning scheme policies.



Q.2 Do you have any other comments/ideas/suggestions about Council's Planning Scheme Policies?

Next Steps

Following feedback on the Discussion Paper, Council will determine whether amendments, investigations and/or studies are required to the planning scheme and if so, the likely extent of the proposed changes (refer to **Figure 2**). Any major amendments to the planning scheme will require further community consultation.

Please provide written submissions to:

Save a copy and email to: planning.scheme@frasercoast.qld.gov.au

Mail to: **Attention: Planning and Growth, Fraser Coast Regional Council**

PO Box 1943

Hervey Bay QLD 4655

Submissions on this Discussion Paper close: **Friday, 13 November 2020**

If you have any questions you can contact Council on phone **1300 79 49 29**.



