



Fraser Coast
REGIONAL COUNCIL

BUILDING BETTER NEIGHBOURHOODS

A roadmap for improving the Fraser Coast Planning Scheme

This Building Better Neighbourhoods initiative includes urban and suburban localities, our rural villages, coastal townships and commercial, educational and industrial hubs. Importantly, our employment areas and the natural environment also play key roles in supporting our neighbourhoods.

Communities are groups of people that make up a particular area or region. Neighbourhoods is a similar concept, but refers to the physical places in which people live. Our communities depend significantly upon the quality of our neighbourhoods. When they are designed

well, they contribute positively to our economy, our natural environment and the way in which we live and enjoy our surroundings.

The planning scheme is the document that guides what our new neighbourhoods and developments look and feel like. By improving our planning scheme to build better neighbourhoods, we provide the foundation to create better places for people to live, work and play.

BUILDING BETTER NEIGHBOURHOODS

A lot has changed in the 10 years since we adopted our planning scheme, so we are updating it to future proof our region!

Council has recently completed a review of its planning scheme and has found opportunities to make improvements. The review found that the current planning scheme is structurally sound but there are improvements that can be made.

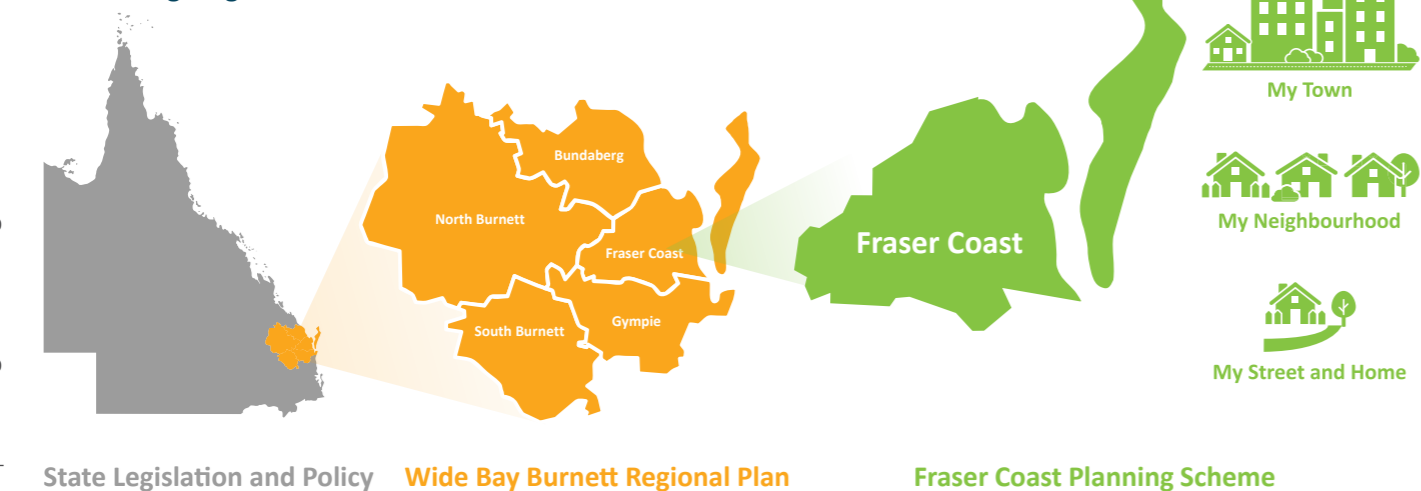
While this project will take many years to complete, it is the roadmap for projects and planning scheme amendments associated with those themes.

The key projects and amendments have been broken into seven core themes:

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

This document outlines the key projects and planning scheme amendments Council will complete over the next 3-4 years.

How building neighbourhoods are influenced



The State's *Planning Act 2016* requires the review of planning schemes every 10 years and Local Government Infrastructure Plans (LGIPs) every 5 years.

Following a comprehensive review of the planning scheme, Council has resolved to update the document to set the region's strategic plan for the next 20 years.

This will help protect what makes the Fraser Coast such an attractive destination for residents, businesses and visitors, and will harness opportunities for innovation.

In addition to the projects and amendments listed in this project, Council will also:

- Review the vision and strategic framework
- Review the region's settlement pattern
- Review zones and overlays
- Update mapping
- Revise planning scheme requirements
- Integrate the State Planning Policy and the Wide Bay Burnett Regional Plan
- Integrate Council's strategic work

Stage 1 explained

Stage 1 of the Planning Scheme Review Project produced a Demographic and Economic Trend Analysis (*Insight into the Future of Fraser Coast*). This provided an overview of our past, emerging and potential future trends to understand what the future of our region looks like.

The report highlighted as the Fraser Coast continues to grow, it is imperative that we manage the growth of the region to maintain and enhance the liveability elements that residents and visitors currently enjoy.

Stage 2 explained

Stage 2 produced the *Planning Scheme Review (Stage 2) - Outcomes Report*. This included the release of a Discussion Paper to obtain community and industry feedback on the gaps, issues and opportunities to improve the planning scheme. A technical audit of the planning scheme was also undertaken to ensure our scheme is meeting legal requirements.

	Review Stages	Amendment Stages		
	<p>STAGE 1</p> <p>Demographic and Trend Analysis <i>Insight into the future of the Fraser Coast</i></p> <ul style="list-style-type: none"> • Review of past, emerging and potential future trends to understand the future of the region • Key stakeholder engagement 		Completed	December 2019 - August 2020
	<p>STAGE 2</p> <p>Outcomes Report and Consultation Outcomes Report Identified additional bodies of work for gaps/opportunities</p> <p>↓</p> <p>Building Better Neighbourhoods Directions for improving the <i>Fraser Coast Planning Scheme</i></p>	<ul style="list-style-type: none"> • Councillor workshops • Internal meetings • Engage stakeholders <p>+</p> <ul style="list-style-type: none"> • Discussion paper • Sought community feedback <p>+</p> <ul style="list-style-type: none"> • Technical audit • Identified gaps/opportunities to improve the planning scheme <p>↓</p> <p>Outcomes Report Identified additional bodies of work for gaps/opportunities</p> <p>Consultation Outcomes Report Summary of submissions received for Stages 1 & 2</p>	Completed	August 2020 - April 2021
	<p>STAGE 3</p> <p>Planning Scheme Amendments Prepare planning scheme amendments and undertake additional bodies of work in accordance with the Building Better Neighbourhoods document</p> <ul style="list-style-type: none"> • Project planning strategies • Develop community engagement strategies for projects • Workshops 		We are here	TBD
	<p>STAGE 4</p> <p>Formal planning scheme amendment process Follow State requirements to formally amend the planning scheme (Including a State interest review and formal public consultation)</p> <ul style="list-style-type: none"> • Legal 3rd party review • State interest review • Formal public consultation 		Future stage	TBD

Provide housing diversity and choice

Provide appropriate land supply and housing choices to suit our current and future lifestyles, life stages and incomes.

1 KEY PROJECTS

Undertake a Housing Diversity and Land Supply and Demand Study to ensure we are providing desired land and housing options for our projected populations needs. This will provide quantitative information about land and housing requirements in different parts of the region to inform land use allocation and infrastructure planning decisions. It will also provide finer-grained insights into the range of lot sizes and housing types the planning scheme should provide for. The study will include:

- Detailed vacant and infill land supply analysis considering constraints and opportunities for available urban zoned land to determine the realistic developable land availability across the region.
- A housing needs assessment.
- An assessment of the feasibility of development under the current (and any proposed) assessment benchmarks and zoning to ensure they are operating as intended and to identify opportunities for improvements.
- Finding solutions to resolve conflicts between constraints and growth pressures (e.g. revisions to the settlement pattern and changes to zoning and development requirements and infrastructure plans).

2

Prepare a Design Guideline to support innovative building design which is appropriate for our environment and our desired character.

- Additionally, embed design guidelines in codes and a Planning Scheme Policy to obtain improved development outcomes.

DRAFT PLANNING SCHEME AMENDMENTS

- Review the settlement pattern, zoning and codes to reflect any required changes resulting from the Housing Diversity and Land Supply Study.
- Review the current zoning mix, introduce new zones and re-allocate land where appropriate.
- Revise the zone codes to improve the clarity of the desired development outcomes and respond to contemporary standards and guidelines.
- Review the requirements for relocatable home parks and tourist parks.
- Review the requirements for community title and freehold small lot subdivisions.
- Review the requirements for secondary dwellings and dual occupancies.

Improve the liveability of our neighbourhoods

Create desirable, safe and connected places where people want to live, work and play.

3

KEY PROJECTS

Undertake local planning to:

- 3.1 Review existing local plans to ensure they reflect best practice outcomes and are achieving the communities expectations. Commence with Nikenbah.
- 3.2 Develop new local plans for small communities to reflect each communities unique aspirations and needs. Commence with plans for Tiaro, Glenwood and Burrum Heads.
- 3.3 Develop new local plans for areas highlighted through development assessment issues and studies/plans. Commence with Torquay, Scarness and Urangan, Tinana and Booral/River Heads.

4

Undertake a review of building heights to ensure the height of development across the region makes a positive contribution to streetscape and townscape values, and meets community expectations.

5

Consult with our Traditional Owners to obtain their preferred approach to integrating Indigenous cultural heritage interests into the planning scheme.

6

Investigate opportunities to ensure appropriate levels of protection for residential, commercial and industrial properties in Maryborough that display desirable character values, to maintain a positive contribution to our historic streetscapes and provide greater certainty for the community.

DRAFT PLANNING SCHEME AMENDMENTS

- Integrate the QLD State Government's Walkable Communities code into the planning scheme to ensure new subdivisions provide convenient and comfortable walking and cycling opportunities for transport, recreation, leisure and exercise in close proximity to people's homes.
- Incorporate relevant components of Council's Open Space Strategy, Active Transport Strategy, and Greening Fraser Coast Strategy into the planning scheme to provide convenient and comfortable walking and cycling opportunities for transport, recreation, leisure and exercise.
- Refine heritage and neighbourhood character provisions to minimise and mitigate adverse impacts on the cultural heritage significance of sites and facilitate the conservation and adaptive reuse of local heritage places and areas.
- Review all reconfiguring a lot requirements to reflect desired development outcomes.

Protect and enhance our unique and natural environment

Plan for the protection of our natural environment and recognise the importance of the relationship between our natural assets, our built environment and our lifestyles.

7 KEY PROJECTS

Identify multi-purpose corridors through existing and future urban areas to:

- Protect environmental values.
- Provide recreational opportunities in the natural environment.
- Provide resilience to natural hazards.
- Efficiently manage Council owned assets.
- Provide certainty to land developers on opportunities and constraints affecting development sites.
- Inform local plan, open space, potential vegetation offset and water quality projects.

8

Undertake localised regional ecosystem vegetation mapping to build and maintain a biodiversity inventory and inform bushfire risk management for the purpose of land use planning.

9

Recognise our regions unique biodiversity by:

- Mapping Matters of Local Environmental Significance (MLES):
 - Locally significant species.
 - Locally significant ecosystems.
 - Local wetlands.
 - Koala habitat.
- Updating Council's Vegetation Offset Policy.

10

Ensure Council's Environmental Strategies or strategies that impact on the environment are reflected in the planning scheme where they relate to matters considered by the development assessment process to ensure the planning schemes environmental protections are best practice and achieving the expectations of the community.

DRAFT PLANNING SCHEME AMENDMENTS

- Reflect updates to State Planning Policy Biodiversity mapping.
- Integrate the State's model code for biodiversity.
- Review the planning schemes vegetation exemptions.
- Review zoning in response to environmental conflicts.
- Integrate updated mapping into Local Plan reviews.
- Amend the biodiversity code to improve MLES requirements.
- Investigate opportunities to implement a Sea Turtle Sensitive Area Code.

Improve our resilience to natural hazards

Improve our understanding and land use planning responses to the impacts of flood, bushfire and coastal hazards.

11 KEY PROJECTS

Avoid or mitigate impacts of coastal hazards to protect people and property by:

- Updating coastal hazards mapping.
- Undertaking a land use planning risk assessment.
- Preparing land use planning responses that reflect the risk.

12

Avoid or mitigate impacts of flood to protect people and property by:

- Updating Council's flood mapping and prioritise flood studies in growth areas.
- Undertaking a land use planning risk assessment.
- Preparing land use planning responses that reflect the risk.

13

Avoid or mitigate impacts of bushfire to protect people and property in future urban and urban fringe areas by:

- Utilising refined vegetation mapping to improve our bushfire mapping.
- Undertaking a land use planning risk assessment.
- Prepare land use planning responses that reflect the risk.

DRAFT PLANNING SCHEME AMENDMENTS

- Identify zoning conflicts and progress necessary studies to determine best land use planning response (e.g. rezoning of land).

Efficiently plan and deliver infrastructure

Deliver cost effective, safe and sustainable infrastructure including water, sewer, roads, parks, drainage and community facilities to build better neighbourhoods.

14 KEY PROJECTS

Review and amend the Local Government Infrastructure Plan (LGIP) to ensure alignment between infrastructure planning and development sequencing, and to improve accountability for infrastructure charges revenue and expenditure.

15

Redraft the Planning Scheme Policy for Development Works to:

- Ensure the infrastructure design and construction creates cost-effective, sustainable and safe development outcomes in our region.
- To provide clarity to the development industry on the desired development standards, acceptable solutions and application requirements.
- Recognise there are competing social, environment and economic considerations for development and infrastructure which require a balanced approach.

16

Investigate and address risks associated with Onsite Sewerage Systems.

17

Ensure Council's infrastructure related strategies are reflected in the planning scheme to ensure the planning scheme is best practice and delivering the expectations of the community (e.g. Water Quality and Active Transport strategies).

DRAFT PLANNING SCHEME AMENDMENTS

- Identify long-term (to 2050) infrastructure corridors in the planning scheme to protect the efficient, sustainable and logical delivery of infrastructure.
- Create an overlay and code to consider footpath networks and standards, road corridor, landscaping and amenity requirements and the State Government's Walkable Communities Code.
- Incorporate a higher order active transport plan into the Strategic Framework.
- Improve the links between infrastructure requirements in the Codes and the Planning Scheme Policy for Development Works.

Support the creation of employment opportunities

New and emerging economic and employment opportunities are recognised and facilitated by the planning scheme.

18 KEY PROJECTS

Undertake an Industry Land Supply Assessment to provide more opportunities for industrial businesses to move to our region and allow existing businesses to expand.

19

Undertake a Rural Futures Study to identify and facilitate rural business and employment opportunities across the region by:

- Updating mapping with State Planning Policy - Agricultural Land mapping.
- Obtaining localised soil studies to fill gaps in State Planning Policy agricultural lands mapping.
- Integrate Council's Water Reuse Strategy through the planning scheme.
- Encouraging compatible value adding activities in the rural zone.

20

Review the Maryborough and Pialba Principal Centre local plans to ensure they support the hierarchy of centres and facilitate a diverse range of business and community services for our communities.

DRAFT PLANNING SCHEME AMENDMENTS

Encourage and support emerging and innovative businesses in appropriate locations by:

- Supporting emerging and innovative forms of small business (e.g. micro-breweries, home based businesses, communal/shared office spaces) in appropriate locations.
- Review the range of land uses considered appropriate in each zone to ensure the planning scheme is responding to emerging business and industry opportunities.
- Promoting activation of existing business/tourism nodes (e.g. rooftop gardens and restaurants).
- Reviewing the role of individual centres to ensure levels of assessment and code provisions are appropriately facilitating desired development in those locations. Local planning to address any issues identified through review process.
- Reviewing the industry thresholds.
- Update the Extractive Industries and Resource Area mapping to ensure there is enough extractive industry land uses to protect industrial businesses and jobs.
- Evaluate and consider permanently lowering levels of assessment for appropriate uses where in accordance with the State's Economic Recovery Initiative to COVID-19.

Make the planning scheme easier to access, understand and use

New and emerging economic and employment opportunities are recognised and facilitated by the planning scheme.

21 KEY PROJECTS

Deliver the planning scheme via an ePlanning online platform instead of a bulky printed document to make it easier for everyone to access and use.

22

Refine and improve the planning scheme mapping to make it easier to navigate and understand.

23

Create supporting tools and user guides as a self help tools.

DRAFT PLANNING SCHEME AMENDMENTS

- Restructure the tables of assessment to a more user friendly format.
- Improve the functionality of the planning schemes codes relative to the new Planning Act development assessment rules by amending all codes to require compliance with the purpose and overall outcomes as well as either performance outcomes and acceptable outcomes.
- Revise the planning scheme's strategic framework and codes to reinforce the desired development outcomes for the region as reflected in recent Council plans and strategies (e.g. Corporate plan, Smart Communities Plan, Economic Roadmap).
- Draft new planning scheme policies for clear guidance on interpreting desired development outcomes, which will improve development outcomes.
- Create visual tools to clearly express assessment benchmarks and strategic visions throughout the planning scheme for clarity.
- Undertake general administrative and mapping updates to fix any minor errors.
- Ensure strategic planning maps are updated to reflect development approvals which have been completed.

