

# Part 4 - Local government infrastructure plan

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# Part 4 - Local government infrastructure plan

## 1.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Planning Act 2016*
- (2) The purpose of the local government infrastructure plan is to:
  - integrate infrastructure planning with the land use planning identified in the planning scheme
  - provide transparency regarding a local government's intentions for the provision of trunk infrastructure
  - enable a local government to estimate the cost of infrastructure provision to assist its long-term financial planning
  - ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
  - provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
  - (a) states in **Section 4.2 (planning assumptions)** the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network
  - (b) identifies in **Section 4.3 (priority infrastructure area)** the prioritised area to accommodate urban growth up to 2036
  - (c) states in **Section 4.4 (desired standards of service)** for each trunk infrastructure network the desired standard of performance
  - (d) identifies in **Section 4.5 (plans for trunk infrastructure)** the existing and future trunk infrastructure for the following networks:
    - (i) water supply
    - (ii) sewerage
    - (iii) stormwater
    - (iv) transport
    - (v) parks and land for community facilities
  - (e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Section 4

## 1.1 Planning assumptions

- (1) The planning assumptions state the assumptions about:
  - (a) population and employment growth
  - (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network
- (2) The planning assumptions together with the desired standards of service form the basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
  - (a) the base date is 2021 and the following projection years are to accord with future Australian Bureau of Statistics census years through to 2041:
    - (i) mid 2021;
    - (ii) mid 2026;
    - (iii) mid 2031;
    - (iv) mid 2036; and
    - (v) mid-2041.

- (b) the LGIP development types in column 2 that include the uses in column 3 of **Table 4.1**.
- (c) the projection areas identified on Local Government Infrastructure Plan Map LGIP- Map SC 3.3.1 in Schedule 3—Local government infrastructure plan mapping and tables.

**Table 4.1 -Relationship between LGIP development categories, LGIP development types and uses**

<b>Column 1 - LGIP development category</b>	<b>Column 2 - LGIP development type</b>	<b>Column 3 - Uses</b>
<b>Residential development</b>	<b>Attached dwelling</b>	Dual occupancy Dwelling unit Multiple dwelling Non-resident workforce accommodation Short-term accommodation Residential care facility Resort complex Retirement facility Rooming accommodation Rural workers accommodation
	<b>Detached dwelling</b>	Dwelling house Caretaker’s accommodation
<b>Non-residential development</b>	<b>Retail</b>	Adult store Agricultural supplies store Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Nightclub entertainment facility Outdoor sales Service station Shop Shopping centre Showroom
	<b>Commercial</b>	Bar Brothel Club Function facility Hotel Office Sales Office Theatre Tourist attraction Veterinary services
	<b>Community purpose</b>	Cemetery Child care centre Community care centre Community use Crematorium Detention facility Educational establishment Emergency services

Column 1 - LGIP development category	Column 2 - LGIP development type	Column 3 - Uses
		Funeral parlour Health care service Hospital Outstation Place of worship
	<b>Industry</b>	Bulk landscape supplies Extractive industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Service industry Special industry Transport depot Warehouse
	<b>Other</b>	Air services Animal husbandry Animal keeping Aquaculture Cropping Indoor sport and recreation Intensive animal industry Intensive horticulture Landing Major electricity infrastructure Major sport, recreation and entertainment facility Motor sport facility Park Parking station Permanent plantation Port services Renewable energy facility Roadside stall Rural industry Substation Telecommunications facility Utility installation Wholesale nursery Winery

(4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

### 1.1.1 Population and employment growth

(1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in **Table 4.2—Population and employment assumptions summary**.

**Table 4.2—Population and employment assumptions summary**

Column 1 - Description	Column 2 Assumptions					
		Base date 2021	2026	2031	2036	Ultimate 2041
<b>Population</b>	No	112,074	119,533	125,393	130,261	134,012
	% Change		6.7%	4.9%	3.9%	2.9%
<b>Employment</b>	No	37,513	40,010	41,971	43,600	44,856
	% Change		6.7%	4.9%	3.9%	2.9%

(2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:

- (a) for population, **Table SC 3.1.1 – Existing and projected population**;
- (b) for employment, **Table SC 3.1.2 – Existing and projected employees**

## 1.1.2 Development

- (1) The **developable area** is identified on Local Government Infrastructure Plan Map contained in Schedule 3—Local government infrastructure plan mapping and tables. The developable area is defined under the Planning Scheme as land which is currently available for urban development and not subject to development constraint arising from:
  - i. Biodiversity areas;
  - ii. Bushfire hazard;
  - iii. Extractive resources;
  - iv. Flood hazard;
  - v. Industrial land and buffers; and
  - vi. Land use.
- (2) The **planned density for future development** is stated in Table SC 3.1.3 – Planned density and demand generation rate for a trunk infrastructure network in Schedule 3—Local government infrastructure plan mapping and tables.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in **Table 4.3—Residential dwellings and non-residential floor space assumptions summary**.

**Table 4.3—Residential dwellings and non-residential floor space assumptions summary**

Column 1 - Description		Column 2 - Assumptions				
		Base date 2021	2026	2031	2036	Ultimate 2041
<b>Dwellings</b>	No	52,451	55,942	58,687	60,952	62,698
	% change		6.7%	4.9%	3.9%	2.9%
<b>Non-Res floor space (m2 GFA)</b>	No	1,813,010	1,933,666	2,024,664	2,102,187	2,161,941
	% Change		6.7%	4.7%	3.8%	2.8%

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
  - (a) for residential development **Table SC 3.1.4- Existing and projected residential dwellings**;
  - (b) for non-residential development, **Table SC 3.1.5 – Existing and projected non-residential floor space**

## 1.1.3 Infrastructure demand

- (1) The demand generation rate for each trunk infrastructure network is stated in Column 4 of **Table SC 3.1.3 – Planned density and demand generation rate for a trunk infrastructure network**, in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
  - (a) for the water supply network, **Table 3.1.6 – Existing and projected demand for water supply network**
  - (b) for the sewerage network, **Table 3.1.7 - Existing and projected demand for the sewerage network**
  - (c) for the transport network, **Table 3.1.8 - Existing and projected demand for the transport network**
  - (d) for the stormwater network, **Table 3.1.9 - Existing and projected demand for the stormwater network**
  - (e) for the parks and land for community facilities network, **Table 3.1.10 - Existing and projected demand for the parks and land for community facilities network**

## 1.2 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to **2041**.

- (2) The **priority infrastructure area** is identified on Local Government Infrastructure Plan Map **LGIP SC 3.3 – Priority Infrastructure Area and projection areas maps.**

### 1.3 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Details of the standard of service for trunk infrastructure networks are identified in the extrinsic material.

#### 1.3.1 Water supply network

- (1) The Planning criteria (Qualitative outcomes) and design criteria (Quantitative standards) for the Water Supply Network are summarised in **Table 4.4.1.**

**Table 4.4.1 Water Supply Network Desired Standards of Service (DSS)**

Measure	Planning criteria	Design criteria
<b>Water Quality and Public Health</b>	Provide water in accordance with recognized quality standards that safeguard community health.	<ul style="list-style-type: none"> <li>Australian Drinking Water Guidelines – National Health and Medical Research Council (ADWQG<sup>1</sup>)</li> </ul>
<b>Reliability, continuity and adequacy of supply</b>	Provide customers with a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> <li>Planning scheme policy for development works* (including the WBBROC Code)</li> <li>Customer Service Standards</li> <li>Water Supply Code of Australia – Water Services Association of Australia</li> <li>Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply<sup>2</sup></li> </ul>
<b>Economic Efficiency</b>	Provide infrastructure which: - (a) minimises whole of life cycle costs. (b) minimises non-revenue water (physical losses such as system leakage and apparent losses such as meter inaccuracies); (c) minimises power usage; and (d) minimises the extent of infrastructure assets to deliver the service.	<ul style="list-style-type: none"> <li>Planning scheme policy for development works* (including the WBBROC Code)</li> <li>Customer Service Standards</li> <li>Water Supply Code of Australia – Water Services Association of Australia</li> <li>Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply</li> </ul>
<b>Environmental impacts</b>	Provide infrastructure which: - (a) minimises energy usage; (b) minimises greenhouse gas emissions; (c) complies with Environmental Management Strategies and Plans; and (a) provides for system operation and monitoring in accordance with recognized standards.	<ul style="list-style-type: none"> <li>Planning scheme policy for development works* (including the WBBROC Code)</li> <li>Customer Service Standards</li> <li>Water Supply Code of Australia – Water Services Association of Australia</li> <li>Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply</li> </ul>
<b>Infrastructure design/planning standards</b>	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> <li>Planning scheme policy for development works* (including the WBBROC Code)</li> <li>Customer Service Standards</li> <li>Water Supply Code of Australia – Water Services Association of Australia</li> <li>Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply</li> </ul>

\* The Planning scheme policy for development works provides local standards for development and takes precedence over the other guidelines and standards listed.

<sup>1</sup> Australian Drinking Water Quality Guidelines (ADWQG) 2011 Version 3.8, updated Sept 2022

<sup>2</sup> DEWS, Planning Guidelines for Water Supply and Sewerage April 2010 amended March 2014

### 1.3.2 Wastewater

(1) The Planning criteria (Qualitative outcomes) and design criteria (Quantitative standards) for the Wastewater Network are summarised in Table 4.4.2.

**Table 4.4.2 Wastewater Supply Network DSS**

Measure	Planning criteria	Design criteria
<b>Wastewater Quality and Public Health</b>	Provide a wastewater network that maintains and improves public health.	<ul style="list-style-type: none"> <li>• Planning scheme policy for development works* (including the WBBROC Code)</li> <li>• Customer Service Standards</li> </ul>
<b>Reliability and adequacy of service</b>	Development has access to a reliable wastewater collection, conveyance, treatment, re-use and disposal system.	<ul style="list-style-type: none"> <li>• Planning scheme policy for development works* (including the WBBROC Code)</li> <li>• Customer Service Standards</li> <li>• Sewerage Code of Australia - Water Services Association of Australia</li> <li>• Sewerage Pumping Station Code of Australia – Water Services Association of Australia</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply</li> </ul>
<b>Economic Efficiency</b>	Provide infrastructure which: - (a) minimises whole of life cycle costs; (b) minimises power usage; and (a) minimises the extent of infrastructure assets required to deliver the service.	<ul style="list-style-type: none"> <li>• Planning scheme policy for development works* (including the WBBROC Code)</li> <li>• Customer Service Standards</li> <li>• Sewerage Code of Australia - Water Services Association of Australia</li> <li>• Sewerage Pumping Station Code of Australia – Water Services Association of Australia</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply</li> </ul>
<b>Environmental Impacts</b>	Provide infrastructure which: - (a) minimises energy usage; (b) minimises greenhouse gas emissions; (c) complies with Environmental Management Strategies and Plans; (d) provides for system operation and monitoring in accordance with recognized standards; and (a) enables opportunities for beneficial re-use of treated effluent.	<ul style="list-style-type: none"> <li>• Planning scheme policy for development works* (including the WBBROC Code)</li> <li>• Customer Service Standards</li> <li>• Sewerage Code of Australia - Water Services Association of Australia</li> <li>• Sewerage Pumping Station Code of Australia – Water Services Association of Australia</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply</li> </ul>
<b>Infrastructure design/planning standards</b>	Design of the Wastewater network that complies with established codes and standards.	<ul style="list-style-type: none"> <li>• Planning scheme policy for development works*</li> <li>• Customer Service Standards</li> <li>• Sewerage Code of Australia – Water Services Association of Australia</li> <li>• Sewerage Pumping Station Code of Australia – Water Services Association of Australia</li> <li>• Planning Guidelines of Water Supply and Sewerage – Department of Energy and Water Supply</li> </ul>

\* The Planning scheme policy for development works provides local standards for development and takes precedence over the other guidelines and standards listed.

### 1.3.3 Stormwater network

(1) The Planning criteria (Qualitative outcomes) and design criteria (Quantitative standards) for the Wastewater Network are summarised in Table 4.4.3.

**Table 4.4.3 Stormwater Supply Network DSS**

Measure	Planning criteria	Design criteria
<b>Quantity</b>	Provide natural waterways and engineered “natural” channels	<ul style="list-style-type: none"> <li>• Planning scheme policy for</li> </ul>

Measure	Planning criteria	Design criteria
	<p>wherever possible to preserve and enhance natural drainage lines and to minimise construction and long-term maintenance costs.</p> <p>Provide a drainage system that minimises the risk to property and life from flooding and reduces the average annual damage cost to the community.</p> <p>Provide a continuous drainage system that provides a legal and functional point of discharge to all urban land owners and provides certainty about the future control and ownership of the drainage systems.</p> <p>Provide regional detention systems that maintains the required hydrological regime where: -</p> <ul style="list-style-type: none"> <li>(a) downstream flow capacity is not available;</li> <li>(b) downstream mitigation works are not feasible or are unsustainable in the long term;</li> <li>(c) flow control is required to minimise scouring and erosion;</li> <li>(d) environmental flows need to be maintained to support aquatic and riparian ecosystems;</li> <li>(e) property damage and risk to life need to be minimised;</li> <li>(f) minimise the average annual damage cost to the community;</li> <li>(g) the accumulative impacts of development need to be managed; and</li> <li>(h) active or passive recreation opportunities need to be maintained or improved.</li> </ul> <p>Provide drainage structures that do not cause or increase flooding of properties and maintains the function and safety of roads and other services.</p> <p>Acquire land or easements for the purpose of stormwater conveyance to provide certainty over discharge and maintenance rights.</p> <p>Provide a sufficient level of flood immunity for existing and future development.</p>	<p>development works*</p> <ul style="list-style-type: none"> <li>• Queensland Urban Drainage Manual (QUDM)</li> <li>• Road Drainage Manual - Department of Transport and Main Roads</li> </ul>
<b>Quality</b>	<p>Provide stormwater quality improvement facilities that: -</p> <ul style="list-style-type: none"> <li>(a) maintain the amenity and use of receiving waterways;</li> <li>(b) protect and enhance the environment in the long term;</li> <li>(c) maintain and improve water quality for recreational uses; and</li> <li>(d) provide safe contact for residents.</li> <li>(e) Maintain construction practices that minimises scouring and sedimentation.</li> </ul> <p>Incorporate water sensitive urban design principles into new development to maximise the quality of stormwater leaving the site, to maximise reuse opportunities and to minimise any negative impacts on downstream waterways</p>	<ul style="list-style-type: none"> <li>• Planning scheme policy for development works*</li> <li>• Queensland Water Quality Guidelines 2009 – DERM</li> <li>• Urban Stormwater Quality Planning Guidelines 2010 – DERM</li> <li>• Best Practice Erosion and Sediment Control – ICEA</li> </ul>



Measure	Planning criteria	Design criteria
<b>Environmental impacts</b>	<p>Maintain or improve the local ecosystems and prevent adverse impacts on fauna and aquatic wildlife.</p> <p>Rehabilitate waterway areas, riparian zones and associated vegetation corridors where possible to: -</p> <ul style="list-style-type: none"> <li>(a) restore area of scour and sedimentation;</li> <li>(b) improve aesthetic value to the community;</li> <li>(c) improve aquatic and riparian ecosystem structure and function;</li> <li>(d) improve species richness and biodiversity; and</li> <li>(e) maintain and enhance species movement and migration.</li> </ul> <p>Provide catchment attenuation measures that maintains the required hydrological regime where: -</p> <ul style="list-style-type: none"> <li>(a) flow velocity and quantity control are required to minimise scouring and erosion;</li> <li>(b) environmental flows need to be maintained to support aquatic and riparian ecosystems; and</li> <li>(c) the values of downstream waterway corridors will be adversely affected by increased flows or velocities.</li> </ul> <p>Provide drainage structures that do not restrict the movement of the fauna along waterways and vegetation corridors.</p> <p>Provides where possible for additional uses where possible such as water supply harvesting, recreational activities or educational activities.</p>	<ul style="list-style-type: none"> <li>• Planning scheme policy for development works*</li> <li>• Queensland Water Quality Guidelines 2009 – DERM</li> <li>• Urban Stormwater Quality Planning Guidelines 2010 – DERM</li> <li>• Best Practice Erosion and Sediment Control - ICEA</li> </ul>

\* The Planning scheme policy for development works provides local standards for development and takes precedence over the other guidelines and standards listed

### 1.3.4 Transport network

The desired standard of service for the transport network includes the following:

- (1) Roads
  - (a) Provide a functional urban hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.
  - (b) Design the road network to comply with the following:
    - (i) Council's adopted standards;
    - (ii) AUSTROADS Guide to Road design set (Dec 2009)
    - (iii) the Department of Transport and Main Roads' Planning and Design Manual and Interim Guide to Road Planning and Design Practice (May 2010); and
    - (iv) design the transport network to comply with the FNQROC Development Manual and referenced standards, as amended
    - (v) Designs are to deliver the following outcomes:
      - a. Volume/Capacity ration of less than 0.90
      - b. Maximum Degree of Saturation as per Table 4.4. 4

**Table 4.4.4 Transport Network DSS**

Measure	Planning criteria	Design criteria
<b>Road network design/ planning standards</b>	<ul style="list-style-type: none"> <li>Define the road network as a functional road hierarchy of State Controlled Roads, Arterial Roads, Sub-arterial Roads, Major Collector Streets, Minor Collector Streets and Access Streets which support the urban and rural settlement patterns and commercial and economic activities.</li> <li>Protects the amenity of residential communities by removing non-local traffic.</li> <li>Improves local safety by removing “through” traffic.</li> <li>Reduces fuel consumption and emission levels by sustaining efficient operating speeds. Maintains travel speeds in off-peak periods. Reduces vehicle operating costs.</li> <li>Supports economic growth by developing efficient and integrated transport networks.</li> <li>Minimizes through traffic and heavy vehicles in residential areas.</li> <li>Limits community severance. Reduce delays during peak periods.</li> <li>Improve safety by reducing vehicle speed differentials.</li> <li>Supports efficient and integrated freight movement network.</li> </ul>	<ul style="list-style-type: none"> <li>Planning scheme policy for development works*</li> <li>Interim Guide to Road Planning and Design – Department of Transport and Main Roads</li> <li>Road Drainage Manual - Department of Transport and Main Roads</li> <li>Australian Standards</li> <li>AUSTROADS guides</li> </ul>
<b>Public Transport design/planning standards</b>	<ul style="list-style-type: none"> <li>New urban development is designed to achieve safe and convenient walking distances to bus stops.</li> <li>Ensure development includes provision for public transport infrastructure.</li> <li>Improve public transport operation by improving travel speeds.</li> <li>Improve access to public transport.</li> <li>Improve transport opportunities for non-car owners and non-licensed people.</li> <li>Improve efficiency of public transport.</li> <li>Reduces fuel consumption and emission levels through the use of efficient transport modes.</li> <li>Reduces trip times.</li> <li>Provided where required, suitable bus infrastructure including shelters, seats, lighting and information.</li> </ul>	<ul style="list-style-type: none"> <li>Planning scheme policy for development works*</li> <li>Interim Guide to Road Planning and Design – Department of Transport and Main Roads</li> <li>Australian Standards</li> <li>AUSTROADS Guides</li> </ul>
<b>Cycleway and pathway design/planning standards</b>	<ul style="list-style-type: none"> <li>Provide a safe and convenient walk/cycle path network in accordance with the local government’s Plans for Trunk Infrastructure – Pedestrian Path and Cycleway Network.</li> <li>Reduces fuel consumption and emission levels through the use of efficient transport modes.</li> <li>Encourage cycling and walking as a means promote positive health outcomes.</li> <li>Improve transport opportunities for local trips.</li> <li>Ensures an acceptable level of amenity for users.</li> <li>Encourage cycling and walking as acceptable alternatives to private vehicle use.</li> <li>Infrastructure provided meets recognized standards.</li> </ul>	<ul style="list-style-type: none"> <li>Planning scheme policy for development works*</li> <li>Interim Guide to Road Planning and Design – Department of Transport and Main Roads</li> <li>Australian Standards</li> <li>AUSTROADS Guides to Road Design – Part 6A: Pedestrian and Cycle Paths.</li> </ul>

\* The Planning scheme policy for development works provides local standards for development and takes precedence over the other guidelines and standards listed.

### 1.3.5 Public parks and land for community facilities network

(1) The Desired Standard of Services for Public Parks and land for community facilities are to be in accordance with **Tables 4.4.5.1 to 7 inclusive**

**Table 4.4.5.1 – Parks and Land for Community Facilities Desired Standard of Service**

Measure	Planning criteria	Design criteria
<b>Functional network</b>	<ul style="list-style-type: none"> <li>• A network of parks and land for community facilities is established to provide for the full range of recreational and sporting activities and provide for development of community facilities.</li> <li>• Provides a connected and accessible network of parks, open space, and community facilities that meet the needs of the local government's residents and visitors.</li> <li>• Provides opportunities for access and increased usage of open space, recreational and community facilities.</li> <li>• Provides for an appropriate balance of land uses and ensures high levels of amenity in the urban form.</li> <li>• Provides a basis for healthy and active community.</li> <li>• Ensures strong linkages and, where possible, co- location of existing and future parks, open space and community facilities in accordance with the local government's Recreation and Open Space strategy.</li> <li>• Ensures utilisation of existing and future assets while maintaining maximum access.</li> <li>• Recreational and sporting parks promote the health and wellbeing of the Local government's residents.</li> <li>• Protection of the natural landscape ensures maintenance of quality of air, water and land resources reducing negative impacts requiring amelioration.</li> <li>• Provides a basis for tourism opportunities.</li> <li>• Ensures that existing and future parks, open space and community facilities with significant environmental, waterway or cultural heritage are managed appropriately.</li> <li>• Protects and enhances items of cultural interest in the Local government for the benefit of current and future communities in the Local government.</li> <li>• Provides recreation and sporting parks with a diverse range of activity opportunities and landscape settings to encourage healthy lifestyles and maximise opportunities for activity.</li> <li>• Recreation and open space facilities are managed in the most efficient and cost-effective way.</li> </ul>	<ul style="list-style-type: none"> <li>• Parks and land for community facilities is provided at a local, district and LGA-wide level</li> <li>• Parks and land for community facilities addresses the needs of both recreation and provides for development of community facilities.</li> <li>• Planning scheme policy for development works*</li> <li>• Australian Standards</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>• Public parks and land for community facilities will be located to ensure adequate pedestrian, cycle and vehicle access.</li> <li>• Recreation and open space facilities can be safely and conveniently accessed by all existing and potential users.</li> <li>• Provides community access to a range of park, open space and community facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Accessibility standards are identified in Table 4.4.5.3</li> <li>• Planning scheme policy for development works*</li> <li>• Australian Standards</li> </ul>
<b>Land requirements, quality and suitability</b>	<ul style="list-style-type: none"> <li>• Public parks and land for community facilities will be provided to a standard that supports a diverse range of recreational, sporting, health and services-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.</li> <li>• Flood and storm surge immunity for parks and community facilities are achieved in accordance with the Planning scheme policy for development works.</li> <li>• Areas of public open space are provided, exclusive of any land affected by unacceptable hazards such as contaminated land under the Contaminated Land Act 1991 or land subject to geotechnical hazard.</li> <li>• Ensures adequate provision of safe, accessible useable facilities.</li> <li>• Land will provide for multiple facilities and uses where possible.</li> </ul>	<ul style="list-style-type: none"> <li>• The rate of public park and land for community facilities is identified in Table 4.4.5.2</li> <li>• The size of public park and land for community facilities is identified in Table 4.4.5.4</li> <li>• The maximum gradient for public park and land for community facilities is identified in Table 4.4.5.5</li> <li>• The minimum flood immunity for public park and land for community facilities is identified in Table 4.4.5.6.</li> <li>• Planning scheme policy for</li> </ul>

Measure	Planning criteria	Design criteria
		development works* • Australian Standards
<b>Facilities/embellishment</b>	<ul style="list-style-type: none"> <li>Public parks contain a range of embellishments to compliment the type and purpose of the park.</li> <li>Provide embellishments to public parks, commensurate with the range of activities envisaged.</li> <li>Provides open space embellishments that meet the needs of the community by providing a range of facilities for social activities and/or fitness/recreational pursuits.</li> <li>Ensures activities are met and contained within designated areas – reducing potential off-site impacts to other more sensitive areas in the Local Government.</li> <li>Provides a range of park types that are suitably embellished to meet their purpose within the park hierarchy.</li> </ul>	<ul style="list-style-type: none"> <li>Standard embellishments for each type of park are identified in Table 4.4.5.7</li> <li>Planning scheme policy for development works*</li> <li>Australian Standards</li> </ul>
<b>Infrastructure design/performance standards</b>	<ul style="list-style-type: none"> <li>Maximise opportunities to co-locate recreational parks and community facilities in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.</li> <li>Provides a standard of service reflecting the communities' needs as identified by the local government's adopted strategies.</li> </ul>	<ul style="list-style-type: none"> <li>Planning scheme policy for development works*</li> <li>Australian Standards</li> </ul>

Table 4.4.5.2 Rate of land provision

Infrastructure Type	Rate of provision (Ha/1000 people)		
	Local	District	Regional
<b>Recreation Park</b>	n/a	0.60	0.25
<b>Sport Park</b>	n/a	1.13	0.37
<b>Land for community facilities</b>	n/a	n/a	0.20

Table 4.4.5.3 Accessibility standard

Infrastructure Type	Accessibility standard (km)		
	Local	District	Regional
<b>Recreation Park</b>	90% of population within 0.5 – 1.0km	90% of population within 5km	90% of population within 15km – 50km
<b>Sport Park</b>	n/a	n/a	n/a
<b>Land for community facilities</b>	n/a	n/a	n/a

Table 4.4.5.4 Size of parks and land for community facilities

Infrastructure Type	Minimum size (Ha)		
	Local	District	Regional
Recreation Park	1.0	3.0	6.0
Sport Park	n/a	6.0	10.0
Land for community facilities	n/a	n/a	Minimum size dependent on use

Table 4.4.5.5 Maximum desired grade

Infrastructure Type	Minimum gradient		
	Local	District	Regional
Recreation Park	1 in 6	1 in 6	1 in 6
Sport Park	n/a	Playing Surfaces in accordance with relevant specifications up to a maximum of 1 in 100	Playing Surfaces in accordance with relevant specifications up to a maximum of 1 in 100
Land for community facilities	n/a	n/a	1 in 30

Table 4.4.5.6 Minimum desired flood immunity for parks

Infrastructure Type	Land required above flood level (%)					
	Local		District		Regional	
	>1 in 5-yr ARI	>1 in 100 yr ARI	>1 in 5-yr ARI	>1 in 100 yr ARI	>1 in 5-yr ARI	>1 in 100 yr ARI
Recreation Park	100	10	100	10	100	10
Sport Park	100	10	100	10	100	10
Land for community facilities	100	100	100	100	100	100

Table 4.4.5.7 Standard facilities/embellishment for parks

Infrastructure Type	Recreation parks			Sport parks	
	Local	District	Regional	District	Regional
Internal Roads				•	•

Infrastructure Type	Recreation parks			Sport parks	
	Local	District	Regional	District	Regional
Off-street Parking		•	•	•	•
Fencing/bollards	•	•	•	•	•
Lighting		•	•	•	•
Toilet		•	•	•	•
Pathways (Access to facilities)		•	•	•	•
Seating	•	•	•	•	•
Shade structures		•	•	•	•
Covered seating and table		•	•	•	•
Tap/bubbler	•	•	•	•	•
BBQ		•	•	•	•
Bins		•	•	•	•
Landscaping (Including earthworks, and vegetation)	•	•	•	•	•
Turfing	•	•	•	•	•
Irrigation System		•	•	•	•
Signage	•	•	•	•	•
Activity areas	•	•	•	•	•
Shade Trees	•	•	•	•	•
Playground		•	•	•	•
Shower				•	•
Path/park Lighting		•	•	•	•
Bicycle parking		•	•	•	•
Bus parking			•	•	•
Services (water, electricity, sewer, stormwater)	•	•	•	•	•

Note— '•' means normally provided

## 1.4 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2031

### 1.4.1 Plans for trunk infrastructure

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3—Local government infrastructure plan mapping and tables:
- (a) for the water supply network, **Maps WS-001 to WS-007**
  - (b) for the sewer network, **Maps W-001 to W-006**
  - (c) for the transport network, **Maps TRP-003, TRP-006 and TP-001, TP-003, TP-005, TP-006**
  - (d) for the stormwater network, **Maps S-003 and S-006**
  - (e) for the parks and land for community facilities network, **Maps P-003**
- (2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

### 1.4.2 Schedules of works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed on Council's website.
- (2) The future trunk infrastructure is identified in the following tables in Schedule 3—Local government infrastructure plan mapping and tables:
- (a) for the water supply network, **Table 3.2.1**
  - (b) for the sewerage network, **Table 3.2.2**
  - (c) for the transport network, **Table 3.2.3**
  - (d) for the stormwater network, **Table 3.2.4**
  - (e) for the parks and land for community facilities network, **Table 3.2.5**

### 1.4.3 Extrinsic material

The below table identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

#### List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
<b>Local Government Infrastructure Plan (LGIP) Planning Assumptions Report</b> – provides a summary of the rationale underpinning the development of the LGIP	2023	Strategic AM and Urban Ethos
<b>Wide Bay Burnett Regional Plan 2022 (DRAFT)</b> provides the blueprint for managing growth and guiding development across the Wide Bay/Burnett region and yr. takes precedence over all local government planning provisions.	2022	Queensland Department of Infrastructure and Planning
<b>Urbis, Housing and Land Audit Analysis</b> provides a comprehensive assessment on land availability across the region which has informed the development of the LGIP	26/05/2022	Urbis
<b>Ministers Guidelines and Rules under the Planning Act 2016 (V 1.1)</b> prescribes key elements of the LGIP document, inputs and processes	Sept 2020	Queensland Treasury
<b>Fraser Coast Water Supply Strategy (2015)</b> outlines the Councils strategy for ensuring sustainable water supply to the region	2015	Wide Bay Water Corp
<b>Fraser Coast Sewerage Strategy (2015)</b> outlines the Councils strategy for ensuring wastewater services across the region	2015	Wide Bay Water Corp
<b>Fraser Coast Regional Council, Sustainable Growth Strategy 2031, Integrated Transport Study</b>	April 2011	GHD
<b>Fraser Coast Regional Council, Maryborough and Hervey Bay Parking Strategy, 2019-2038, Stage 3 report</b>	Aug 2019	BITZIOS consulting
<b>Fraser Coast Active Travel Strategy 2020</b>	June 2020	Fraser Coast Regional Council
<b>Fraser Coast Regional Council, Open Space Strategy</b>	2021	Ross Planning
<b>Council's 10-year capital investment program</b>	2023	Fraser Coast Regional Council

