

## Appointed reviewer statement template

*Approved form MGR5.2 under the Planning Act 2016*

First Compliance check of Fraser Coast Regional Council local  
government infrastructure plan

Prepared by: Chris Adam  
Strategic AM Pty Ltd

Version	Date	Reviewer name and signature
Draft	20/032024	Chris Adam
		

## Introduction

Strategic AM Pty Ltds Chris Adam has been engaged by Fraser Coast Regional Council to undertake a first compliance check of its proposed **Local Government Infrastructure Plan** (LGIP) or amendment to a current LGIP.

Chris is required to:

- (1) evaluate whether a proposed LGIP or amendment complies with the requirements outlined under the *Planning Act 2016* and the Minister's Guidelines and Rules, including:
  - (a) the SOW model requirements in Schedule 7 of the Guideline and Rules;
  - (b) the LGIP template;
  - (c) the approved form MGR5.1 – LGIP Review Checklist; and
- (2) comply with the fundamental ethical principles of integrity, objectivity, professional competence, due care and professional behaviour when reviewing the LGIP; and
- (3) provide a written statement and the completed checklist to the local government detailing the findings of the compliance check.

## Scope exclusions

The following items are outside the scope of this review:

- A verification of the accuracy of individual inputs used in the preparation of an LGIP.
- A review of the local government's Long Term Financial Forecast (LTFF) or Asset Management Plan (AMP) other than to determine the extent of their alignment with the LGIP.

## Compliance check process

The process used for the compliance check was as follows:

Stage	Description
<b><u>Engaged</u></b>	<ul style="list-style-type: none"><li>• Documents and other information were requested from Fraser Coast Regional Council over the period Jan 2023 – December 2023</li><li>• This information was provided progressively as part of the drafting of the LGIP document.</li><li>• The reviewer has been involved in the planning assumptions work, schedule of works discussions and other aspects of the LGIP drafting.</li><li>• Access to these and other relevant documents has occurred over time and as needed.</li><li>• Documents and other information or explanation have been provided by Ethos Urban who was also engaged by Council to prepare the LGIP and has taken the lead role in this process.</li></ul>
<b><u>Review</u></b>	<ul style="list-style-type: none"><li>• The review commenced on 8th January 2024</li><li>• Additional information was requested throughout January and received from Council in a timely manner by Strategic AM or Ethos Urban. Some refinement of material including the SOW model, SOW tables, PFTI mapping has occurred during that time.</li><li>• Teleconferences held with Hannes Bezuidenhout, Principal Strategic Infrastructure Planner Fraser Coast Regional Council on various occasions throughout this review period.</li></ul>
<b><u>Compliance report</u></b>	<ul style="list-style-type: none"><li>• A Draft Report on the Compliance review was completed on 7<sup>th</sup> Feb 2024</li></ul>

The following local government personnel were involved in the compliance check:

Name	Title	Date of discussion (s)	Scope of discussion
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<b>Hannes Bezuidenhout</b>	Principal Strategic Infrastructure Planner	Various throughout December 23 and January 24	Matters discussed: <ul style="list-style-type: none"> <li>• SOW refinement</li> <li>• SOW Model development</li> <li>• Adoption of Councils LTAMP/SAMP</li> <li>• PFTIs mapping – compliance with LGIP requirements</li> <li>• Confirmation of some SOW items inclusions</li> </ul> As part of the LGIP drafting, significant discussion with Council officers occurred in relation to growth assumptions both for population and non-resident growth.
<b>Liza Valks</b>	Regional Director, Queensland. Ethos Urban		
<b>Ciaran Callaghan</b>	Planning Principal. Ethos Urban		

## Compliance check findings

### The region

The Wide Bay Burnett is one of the most diverse regions along the eastern seaboard of Australia, boasting outstanding natural assets and resources, agricultural land, and unique townships. The region's agriculture, renewable energy, manufacturing and tourism industries are key contributors to Queensland's economy<sup>1</sup>.

Fraser Coast is the largest centre (with an estimated population exceeding 112,000) and lies at the geographic centre of the Wide Bay Region. Its close proximity to the South East Corner and diverse economy and robust transport and services networks, mean that Fraser Coast is well placed to benefit from economic growth in coming years.

The Fraser Coast has a proud industrial history of over 150 years with strong foundations in agriculture and manufacturing. In more recent times, strong population growth has seen the evolution of a dynamic regional economy driven by health care, construction and tourism

The natural landscapes and heritage attributes of the Fraser Coast reflect the diversity of places within it, attracting a range of residents from all stages of life.

### Planning Context

The Fraser Coast Planning Scheme<sup>2</sup> sets out Councils intention for development of the region (to 2031).

Council is currently in the process of drafting a new consolidated planning scheme which will provide an updated Vision for the region and reflect the recently released Regional Plan. Council is anticipating that an update of the Planning Scheme is likely to be submitted to the state in the second half of 2024.

The LGIP has been developed based on Councils existing Planning Scheme with updated growth projections and a refined trunk capital works program. The updated LGIP is scheduled for submission to the State for the first state interest check (1<sup>st</sup> SIC) in the first quarter of 2024 and public consultation shortly after.

### Planning assumptions

As outlined in greater detail in the Planning Assumption Report (PAR), Fraser Coast Regional Council has undertaken a robust review of its growth projections to ensure that the Planning Scheme reflects the needs of the region as well as aligns with State (QGSO) projections. The PAR provides a detailed

<sup>1</sup> Wide Bay Burnett Regional Plan (2023)

<sup>2</sup> Adopted 22 January 2014

outline of the process by which Council has engaged with the State in agreeing growth projections (and translating these projections into comparable Non Residential (employment and GFA) growth estimates.

As outlined in the PAR, FCRC has a long history of robust planning for trunk infrastructure to support growth. More recently (2023), the Council undertook a review of the alignment of Councils key strategies including:

- **FCRC Growth Strategy** (as defined in the LGIP);
- **FCRCs Financial Strategy** (as defined in Councils Long Term Financial Forecast (:LTFF); and
- **FCRCs Service/Asset Management Strategy** which manifested the development and adoption of an updated Long Term/Strategic Asset Management Plan.

This process of strategic alignment ensures that Councils approach to managing growth is consistent with the broader “sustainability” objectives contained in the Queensland Planning Act

The outcome from the review is alignment of the Council Growth ambitions, Infrastructure Planning and Financial capability.

The PIA identified for the region accommodates enough growth for the 10-15 year statutory projection period. The current PIA has been developed from detailed discussion within Council and reflects known constraints and industry intention. As such, the current PIA is considered to be a pragmatic representation of the “least cost sequence” of development over the coming decade and beyond

The PIA reflects the main urban within the region that are also served by all or most of the trunk infrastructure networks including:

- Hervey Bay
- Maryborough
- Burrum Heads
- Toogum
- Tairo and
- Howard

Where service areas are different to the PIA (for water, sewer and stormwater) these are also mapped and shown on the relevant plans for trunk infrastructure (PFTIs).

### **SOW and financial sustainability**

As noted above and discussed in greater detail in the PAR, the current SOW has been progressively developed to ensure that it aligns with the Councils Financial Strategy (LTFF) and Service/Asset Management Strategy (LTAMP/SAMP). The rigorous process undertaken to ensure alignment of all three strategies means that the Council is well aware of the tensions between these three (at times competing) strategies and has processes in place to monitor and manage the associated risks

### **External Consultation**

In relation to consultation with key external stakeholders:

- (a) The relevant state agency responsible for transport matters has been consulted and has confirmed that the States interests have been incorporated into LGIP development
- (b) The Regional office of the Department of State Development, Infrastructure, Local Government and Planning have been engaged in preliminary discussion regarding the development of the LGIP

## **Conclusions**

Council has embarked on the two pronged process of a updating its existing LGIP as well as establishing a new planning scheme (one that will reflect the recently released Regional Plan)

The Council has undertaken a review of the alignment of the LGIP (as representing Councils Growth Strategy), Financial Strategy and Service/Asset Management Plan. The outcome of this review provides confidence in the long term sustainability of the growth pattern proposed in the LGIP

The growth projections contained within the LGIP have been discussed and agreed with the States QGSO. Key agencies (DTMR) have acknowledged the development of the LGIP and have no objection to the assumptions contained therein.

The Draft LGIP has been assessed for compliance with the States LGIP checklist and has been deemed to be compliant with current requirements

Council officers have been generous with their time and knowledge in both the review process and in the development of the Draft LGIP. The Council's project manager, Hannes Bezuidenhout has been excellent and responsive in providing data and addressing issues as/when they arose

## **Recommendations**

Chris Adam of Strategic AM Pty Ltd recommends to the Fraser Coast Regional Council that the draft LGIP meets the ministers requirements and can be submitted to for the First State Interest Check

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## **Recommended conditions to be imposed**

1. Nil