



Planning Scheme Review Project

CONSULTATION OUTCOMES REPORT – STAGES 1 & 2

April 2021

Fraser Coast Regional Council

A summary of the submissions received during the public consultation on the Planning Scheme Review Project – Stages 1 and 2.



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Document Prepared By:	Ashleigh McMillan		
Department:	Planning and Growth		
Directorate:	Development & Community		



Background

Stages 1 and 2 of the Planning Scheme Review Project sought stakeholder and community feedback on the *Fraser Coast Planning Scheme 2014* (planning scheme), to inform part of the overall review of the current planning scheme (Figure 1). This report is a summary of the consultation feedback received from stages 1 and 2 of the Planning Scheme Review Project, to inform Council’s decision for commencing amendments to the planning scheme.

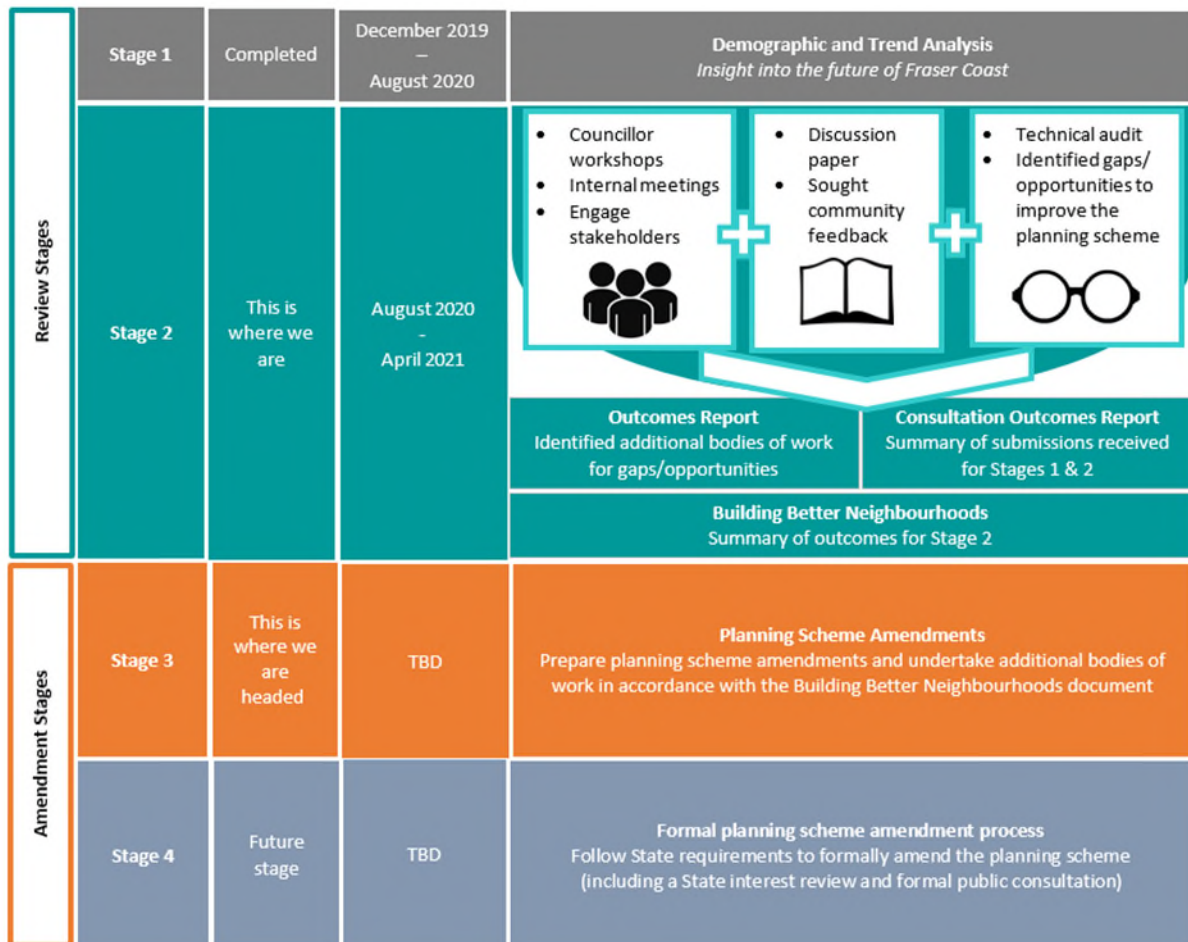


Figure 1: Overview of planning scheme review process

Stage 1 Demographic Trends Analysis

Stage 1 of the Planning Scheme Review Project resulted in the *KPMG report – Insights into the Future of the Fraser Coast*. It involved gathering information and an analysis of data (including a Demographic Trends Analysis). A component of Stage 1, included engagement with targeted stakeholders seeking the following insights:

- Strengths and weaknesses in the region’s economy, demographic characteristics and policy;
- Whether there are discrepancies between the data, the current situation and emerging trends;
- Enablers of industry; and
- Potential impacts on economic growth.



The consultation component of Stage 1 included:

- Councillor workshops – May and July 2020
- An internal Council workshop
- An online industry workshop
- A broad scope survey of 30+ targeted stakeholders from community services, industry, business, education and infrastructure providers was undertaken. Stakeholders were sent email surveys on a number of topics relevant to either their respective industry –
 - Health care, aged care and social assistance
 - Tourism (accommodation, retail)
 - Manufacturing
 - Property/construction
 - Education and trainingAnd/or they were emailed a general survey relating to –
 - Demographic
 - Major projects
 - Future industry

Note: Face-to-face stakeholder engagement was not possible at the time community engagement was undertaken due to the impacts of COVID-19.

A summary of the surveys provided is provided in Appendix 1. The ‘insights’ sections of the *KPMG report – Insights into the Fraser Coast* reflects the outcomes of the engagement activities.

Stage 2 Consultation Outcomes

Stage 2 of the Planning Scheme Review Project produced the *Planning Scheme Review (Stage 2) – Outcomes Report*. A component of the Planning Scheme Review Project – Stage 2 sought community feedback as part of an overall review of the planning scheme. Council publicly released a discussion paper on the 6 October 2020, as an opportunity for the community to provide feedback on the planning scheme, with opportunities to provide feedback formally ending 13 November 2020.

The paper sought public feedback on whether the planning scheme requires changes to ensure it aligns with new trends and community priorities over the next 20 years. It also provided the community the opportunity to provide feedback on how the planning scheme functions, and whether it represents the communities expectations and delivers the communities desired development outcomes. The paper did not focus on individual property zoning or development proposals.

The discussion paper was made available on an online platform via Engagement Hub, which provided interactive surveys for the public to complete (Appendix 2). The platform also provided the document in a downloadable (interactive) format, allowing the public to fill out the surveys and return to Council either via email or mail. Submitters were also afforded the opportunity to provide general feedback via email or letter, if they did not wish to respond within the discussion paper. Additionally, quick polls were made available via the engagement hub page and within the discussion paper for submitters who wanted to quickly provide feedback.

Note: The scope of the Perkins Planning, Planning Scheme Review Project (Stage 2) - Outcomes Report consultation findings were limited to the extent of the scope of works for the project. This Consultation Outcomes Report is the overarching consultation document, which includes the full spectrum of consultation beyond Perkins Planning’s scope of works.



Consultation Program

The discussion paper was distributed using a range of different methods, including –

1. Online via Council's engagement hub platform.
2. Council's website provided links to engagement hub –
 - Main page banner;
 - Planning scheme, policies and infrastructure charges page;
 - All projects page; and
 - Media release page.
3. Emails were sent to stakeholders (general, development industry, business owners, environmental, social and cultural, etc).
4. Three (3) Facebook posts (6/10/20, 21/10/20 and 9/11/20).
5. Three (3) Fraser Coast Council Weekly issues (14/10/20, 21/10/20 and 28/10/20).
6. One (1) media release distributed to local media outlets (6/10/20).
7. Hardcopies of the discussion paper were made available via customer service and library counters.

Submissions on the discussion paper were invited to be received in a number of ways –

- The surveys within the discussion paper were broken into ten (10) surveys on Engagement Hub and submitters could select which component/s to make comments on;
- Quick polls via engagement hub or within the discussion paper;
- Filling out the interactive discussion paper and then submitting via email or mailing to Council;
- General email/hardcopy written responses.

Internal and external stakeholders were invited to provide input via –

- Workshops:
 - Councillor (7/10/20, 8/10/20, 12/11/20 and 2/03/21);
 - Development industry (including the Fraser Coast Property Industry Association (FCPIA) and the Urban Development Institute of Australia (UDIA)) – 7/10/20);
 - Social and cultural (8/10/20);
 - Open space and environmental (8/10/20); and
 - Internal Council working groups.
- Emails with links to engagement hub website sent to stakeholders including:
 - 176 members of the development industry (including developers, building certifiers, surveyors, etc);
 - 123 Disaster Management members/groups;
 - 41 Coastal futures members/groups;
 - 25 Environmental members/groups;
 - 30 Social/cultural members/groups;
 - 12 Museums and historical societies members/groups;
 - 429 subscribers to the Community Blast Forum (which is made up of community based workers and organisations);
 - 26 Progress Associations;
 - 43 members of the Small Communities Advisory Group; and
 - 73 other stakeholder members/groups including –
 - Business owners



- Manufacturing
- Tourism
- Education and training
- General
- Health care, aged care and social assistance
- State Government

Project Insights

Engagement hub insights:

- 4102 total page views;
- 24 total unique visitors to page;
- 426 quick polls taken; and
- 183 total surveys taken.

Facebook insights:

- Total approx. 15,000 reach and 992 engagements;
- 9/11/20 post –
 - 5 comments;
 - 6 shares; and
 - 7 likes.
- 21/10/20 post –
 - 11 comments;
 - 10 shares; and
 - 21 likes.
- 6/10/20 post –
 - 4 comments;
 - 18 shares;
 - 19 likes; and
 - 1 'wow' response.

The full Facebook insights are available in Appendix 3.

Community response

1. Council received 25 individual written submissions as email and hardcopy written responses to the discussion paper.
2. The following engagement hub submissions were received:
 - 25 Usability submissions;
 - 20 Setting the vision – new trends and opportunities submissions;
 - 27 Strategic framework submissions;
 - 18 LGIP submissions;
 - 17 Tables of assessment submissions;
 - 15 Zones submissions;
 - 16 Local plan submissions;
 - 20 Overlay submissions;
 - 15 Development codes submissions; and
 - 10 Planning scheme policies submissions.



3. Quick polls

1. 74 responses to quick poll - *Do you see the planning scheme as a barrier to development in the Fraser Coast region?*
2. 67 responses to quick poll - *What kind of development outcomes do you think the planning scheme creates for the Fraser Coast region?*
3. 69 responses to quick poll - *How easy or difficult do you find the planning scheme to navigate?*
4. 68 responses to quick poll - *Do you find the Fraser Coast region a liveable place to work, stay and play?*
5. 68 responses to quick poll - *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?*
6. 80 responses to quick poll – *What issues are important to you in the review of the planning scheme?*

A summary of the quick poll responses is provided in Appendix 4. **Note – there was potential for duplication of quick poll submissions as the polls were available both on engagement hub and within the discussion paper. Additionally, due to limitations of the Engagement Hub platform, Question 6 was limited to single responses, when it was a multi-choice question. While the quick polls are not entirely representative of the submissions, they provide important insight into issues relevant to the Fraser Coast region.*

All submissions were registered on an internal Council database.

The size and complexity of submissions varied and included:

- Responses to quick poll/s;
- Short to highly detailed responses to the discussion paper;
- Single page, single issue submissions;
- Short submissions with multiple issues; and
- Detailed submissions with multiple issues.



Summary of issues raised by submissions

The submissions raised a broad range of issues that are important to the community. The issues raised were summarised into nine (9) key gaps and opportunities:

1. Liveability;
2. Housing;
3. Employment areas;
4. Environmental;
5. Natural hazards;
6. Cultural heritage;
7. Local Planning/structure planning;
8. Infrastructure; and
9. Usability of the planning scheme.

A summary of the specific issues raised is provided in Appendix 5. The *Planning Scheme Review (Stage 2) – Outcomes Report* addresses the issues raised through community consultation.



Appendix 1 – Stage 1 surveys

Fraser Coast Demographic and Economic Analysis: Considering the future the future of Fraser Coast

About the Project

The purpose of the Demographic and Economic Analysis project is to obtain an understanding of the current and emerging trends in the Fraser Coast region to inform the Planning Scheme review process. Understanding the past and future in the region is the first step in this planning review process. This project will provide a baseline understanding to help identify the aspirations for the future of the Fraser Coast Region.

The first step in the planning scheme review

The Planning Scheme guides the region's pattern of urban development. It is central to managing changes to the region in an economically, environmentally and socially sustainable way. A well-considered planning scheme can deliver well-designed communities, supported by a network of accessible and convenient centres and transit corridors linking residential areas to employment locations.

Understanding who lives in these communities, where they work and the needs of these industries is the first step to ensure a strong understanding of the region.

About this survey

The aim of this survey is to engage with the community, industry and council to obtain local insight and information. We want to know what you see as the current and emerging trends for Fraser Coast, and what will shape the future of the region.

- Who will live in the Fraser Coast region in the future?
- What jobs will they have?
- What will be the key industries that provide these jobs?

The questions in the survey related to these key topics:

- 1** **Key Industries – [Name]**
Identifying key current, emerging and future industry trends.
- 2** **Emerging Industry**
Identify emerging industries which may shape economic opportunity into the future.
- 3** **Demographics**
Identifying key population and migration characteristics and the associated impacts.
- 4** **Major Projects**
Identify key major projects to be delivered in the region and the likely impacts.

Should you have any further questions relating to this survey please contact Council at EMAIL. Feel free to attach additional documentation as applicable.



Health Care, Aged Care and Social Assistance

Question 1 – Current Industry Trends

From 2011 to 2016 in Fraser Coast, employment in the Health Care, Aged Care and Social Assistance sector grew at an average annual rate of 3.0% to 5,544 persons, which is approximately 154 additional jobs per year. More recent data has identified that the GVA of the industry has grown at a more rapid average annual rate of 7.0% to reach \$476m from June 2013 to June 2019.

What are factors that have underpinned the growth of the Health Care, Aged Care and Social Assistance industry? Please identify the strengths below.

What are factors that have constrained the success of the industry? Please identify the challenges and weaknesses below.

Strengths	<input type="checkbox"/> Increased demand from a local aging population <input type="checkbox"/> Access to a skilled workforce <input type="checkbox"/> Increased investment in the sector by government <input type="checkbox"/> Fraser Coast is a leader in Health Care, Aged Care and Social Assistance <input type="checkbox"/> Fraser Coast continues to attract an older population which underpins the Health Care, Aged Care and Social Assistance sector <input type="checkbox"/> Commonwealth Government policy and legislation changes. <i>Other: please specify</i> _____
Challenges & Weaknesses	<input type="checkbox"/> Decreased demand from a local aging population <input type="checkbox"/> Limited access to a skilled workforce <input type="checkbox"/> Limited investment in the sector by government <input type="checkbox"/> Commonwealth Government policy and legislation. <i>Other: please specify</i> _____

Question 2 – Emerging Industry Trends

There were a number of trends shaping the future of emerging industries prior to the recent impact of COVID-19. These included:

- **A rapidly ageing population**
- **Demand for aged care beds and skilled staff will increase**
- **Residents are seeking greater lifestyle amenities**
- **Technology will play a greater role in providing care**
- **A growing preference for intergenerational living and the ability to age in place.**

What are the emerging opportunities to support the success and growth of the industry into the future? Please identify the opportunities below.

What are the threats and barriers to the success and growth of the industry? Please identify the threats and barriers below.



Opportunities	
Threats/Barriers	

Question 3 – Impact from COVID-19

Fraser Coast Regional Council recently undertook a survey of businesses in the region which identified the immediate impact on business and the response by businesses so far. Some of the initial findings have been identified below.

Common responses indicating the current status of businesses were:

- Business is open (regular hours of operations) (43%);
- Business is temporarily closed (24%);
- Business is open at a reduced capacity (20%); and
- Change in service provision due to social distancing (16%).

Common responses indicating the impact of COVID-19 on businesses were:

- Reduction in turnover/cash flow (71%);
- Decreased demand for services and products (43%); and,
- Government restrictions on operations (31%).

Common responses indicating operational changes of businesses were:

- Changed the method of delivery (including shift to online) (27%);
- Reduced staff numbers (27%);
- Deferred or cancelled investment plans (20%); and
- Re-negotiated property rent/lease arrangements (19%).

Wider research has identified that so far COVID-19 has resulted in a positive overall impact in the health sector due to rapid increases in demand for medical and pharmaceutical products, while on-the-ground healthcare providers have had to increase spatial and workforce capacity to prepare for increased demand for beds and care.

In addition to the impacts in the business survey and findings from wider research, are there any other immediate industry and business impacts due to COVID-19 you would like to identify?

Additional industry impacts from COVID-19

The purpose of this project is to identify possible future growth scenarios for the Fraser Coast Region. Considering the recent COVID-19 impacts, this question seeks to understand the future short, medium and long term for the Health Care, Aged Care and Social Assistance sector.

Do you think the current COVID-19 impacts (both positive and negative) will change the industry for the long term? What will the long-term changes be?

Long term changes as a result of COVID-19

Question 4 – Supporting the future of the industry



Considering the enablers that support the industry to grow, this questions seeks to understand the future short, medium and long term growth scenarios for the Health Care, Aged Care and Social Assistance sector. For example, enablers may include digital up-skilling, policy changes, infrastructure, sharing of industry analysis and information, business strategy support during recovery period, digital infrastructure or internet speed.

What are the enablers which could support the future growth of the industry? Broad types of enablers for growth have been listed in the table below.

Enablers to support industry	
Policy	
Skilled workforce	
Infrastructure	
Land and natural assets	
Information / sharing of data	
Other	

Tourism

Question 1 – Current Industry Trends

From June 2013 to June 2018 in Fraser Coast, employment in the Tourism sector grew at an average annual rate of 4.2% to 5,035 persons, which is approximately 188 additional jobs per year. Over the same period, the GVA of the industry has grown at a similar average annual rate of 5.4% to reach \$436m.

What are factors that have underpinned the growth of the Tourism industry? Please identify the strengths below.

What are factors that have constrained the success of the industry? Please identify the challenges and weaknesses below.

Strengths	<input type="checkbox"/> Increased demand from domestic tourists <input type="checkbox"/> Increased demand from overseas tourists <input type="checkbox"/> Access to a skilled workforce <input type="checkbox"/> Tourists are seeking environmental experienced based tourism (i.e. national parks and animals) <input type="checkbox"/> Increased investment in the sector by government <input type="checkbox"/> Fraser Coast is a leader in Tourism, offering quality products and experiences <input type="checkbox"/> Access to the region via the airport and major roads <input type="checkbox"/> Commonwealth Government policy and legislation changes. <i>Other: please specify</i> _____
Challenges & Weaknesses	<input type="checkbox"/> Decreased demand from domestic tourists <input type="checkbox"/> Decreased demand from overseas tourists <input type="checkbox"/> Limited Access to a skilled workforce <input type="checkbox"/> Deterioration of natural assets which off the environmental experienced



based tourism (i.e. National parks and animals)

Decreased investment in the sector by government

Greater competition in the tourism sector

Poor access to the region via the airport and major roads.

Other: please specify _____

Question 2 – Emerging Industry Trends

There were a number of trends shaping the future of emerging industries prior to the recent impact of COVID-19. These included:

- **Preservation of natural assets to support nature-based experiences**
- **Shift in discretionary expenditure towards experiences as opposed to products in the tourism market**
- **Climate change is expected to increase the likelihood of extreme weather events**
- **Increasing competition and shifting consumer preferences by Australians to overseas travel**
- **Growth in Asian tourism. (Shaping SEQ, CSIRO)**

What are the emerging opportunities to support the success and growth of the industry into the future? Please identify the opportunities below.

What are the threats and barriers to the success and growth of the industry? Please identify the threats and barriers below.

Opportunities	
Threats/Barriers	

Question 3 – COVID-19 Immediate Impacts

Fraser Coast Regional Council recently undertook a survey of businesses in the region which identified the immediate impact on business and the response by businesses so far. A summary of key findings have been identified below.

Common responses indicating the current status of businesses were:

- Business is open (regular hours of operations) (43%);
- Business is temporarily closed (24%);
- Business is open at a reduced capacity (20%); and
- Change in service provision due to social distancing (16%).

Common responses indicating the impact of COVID-19 on businesses were:

- Reduction in turnover/cash flow (71%);
- Decreased demand for services and products (43%); and,
- Government restrictions on operations (31%).

Common responses indicating operational changes of businesses were:

- Changed the method of delivery (including shift to online) (27%);
- Reduced staff numbers (27%);
- Deferred or cancelled investment plans (20%); and



- Re-negotiated property rent/lease arrangements (19%).

Research has identified that Tourism has experienced the most significant impact (along with aviation) from COVID-19 among sectors globally due to domestic and international travel bans. The average Australian stock price change for the Tourism sector from the 1st of January to the 1st of April 2020 was -64%.

In addition to the impacts in the business survey and findings from wider research, are there any other immediate industry and business impacts due to COVID-19 you would like to identify?

Additional industry impacts from COVID-19

The purpose of this project is to identify possible future growth scenarios for the Fraser Coast Region. Considering the recent COVID-19 impacts, this questions seeks to understand the future short, medium and long term for the Tourism sector.

Do you think the current COVID-19 impacts (both positive and negative) will change the industry for the long term? What will the long term changes be?

Long term changes as a result of COVID-19

Question 4 – Supporting the future of the industry

Considering the enablers that support the industry to grow, this questions seeks to understand the future short, medium and long term growth scenarios for the Tourism sector. For example, enablers may include digital up-skilling, policy changes, infrastructure, sharing of industry analysis and information, business strategy support during recovery period, digital infrastructure or internet speed.

What the enablers which could support future growth of the industry? Broad types of enablers for growth have been listed in the table below.

Enablers to support industry	
Policy	
Skilled Workforce	
Infrastructure	
Land and natural assets	
Information / sharing of data	
Other	

Manufacturing

Question 1 – Current Industry Trends

From 2011 to 2016 in Fraser Coast, employment in the Manufacturing sector declined at an average annual rate of 6.5% to 1,652 persons which is approximately 131 less jobs per year. More recent data has identified that the GVA of the industry has declined at a slower average annual rate of 0.4% to reach \$260m from June 2013 to June 2019.

What are factors that have underpinned the growth of the Manufacturing industry? Please identify the strengths below.



What are factors that have constrained the success of the industry? Please identify the challenges and weaknesses below.

Strengths	<input type="checkbox"/> Established manufacturing base <input type="checkbox"/> Ability to adapt to new technology <input type="checkbox"/> Access to a skilled workforce <input type="checkbox"/> Access to supply chains <i>Other: please specify</i> _____
Challenges & Weaknesses	<input type="checkbox"/> Limited ability to adapt to new technology <input type="checkbox"/> Loss of traditional manufacturing jobs overseas <input type="checkbox"/> Lack of access to a skilled workforce <input type="checkbox"/> Ineffective supply chains <input type="checkbox"/> Lack of industry diversity <i>Other: please specify</i> _____

Question 2 – Emerging Industry Trends

There were a number of trends shaping the future of emerging industries prior to the recent impact of COVID-19. These included:

- **A shift from mass production towards bespoke goods**
- **Supply chain transformations due to collaboration and technological advances enabling vertical integration**
- **Resource scarcity and increased value of environmental and social credentials creating a focus on sustainable operations**
- **Data analytics optimising operations, adoption of Industry 4.0 technology and techniques**
- **Expanding of the value chain, increased value in research and development and after-sale service offerings.**

What are the emerging opportunities to support the success and growth of the industry into the future? Please identify the opportunities below.

What are the threats and barriers to the success and growth of the industry? Please identify the threats and barriers below.

Opportunities	
Threats/Barriers	

Question 3 – COVID-19 Immediate Impacts

Fraser Coast Regional Council recently undertook a survey of businesses in the region which identified the immediate impact on business and the response by businesses so far. A summary of key findings have been identified below.

Common responses indicating the current status of businesses were:

- Business is open (regular hours of operations) (43%);
- Business is temporarily closed (24%);
- Business is open at a reduced capacity (20%); and



- Change in service provision due to social distancing (16%).

Common responses indicating the impact of COVID-19 on businesses were:

- Reduction in turnover/cash flow (71%);
- Decreased demand for services and products (43%); and,
- Government restrictions on operations (31%).

Common responses indicating operational changes of businesses were:

- Changed the method of delivery (including shift to online) (27%);
- Reduced staff numbers (27%);
- Deferred or cancelled investment plans (20%); and
- Re-negotiated property rent/lease arrangements (19%).

Research has identified that Manufacturing has experienced a significant impact from COVID-19 due to the disruption of global supply chains, primarily as a result of lockdown restrictions in China. The average Australian stock price change for the Manufacturing sector from the 1st of January to the 1st of April 2020 was -29%.

In addition to the impacts in the business survey and findings from wider research, are there any other immediate industry and business impacts due to COVID-19 you would like to identify?

Additional industry impacts from COVID-19

The purpose of this project is to identify possible future growth scenarios for the Fraser Coast Region. Considering the recent COVID-19 impacts, this question seeks to understand the future short, medium and long term for the Manufacturing sector.

Do you think the current COVID-19 impacts (both positive and negative) will change the industry for the long term? What will the long-term changes be?

Long term changes as a result of COVID-19

Question 4 – Supporting the future of the industry

Considering the enablers that support the industry to grow, this question seeks to understand the future short, medium and long term growth scenarios for the Manufacturing sector. For example, enablers may include digital up-skilling, policy changes, infrastructure, sharing of industry analysis and information, business strategy support during recovery period, digital infrastructure or internet speed.

What the enablers which could support future growth of the industry? Broad types of enablers for growth have been listed in the table below.

Enablers to support industry	
Policy	
Skilled workforce	
Infrastructure	
Land and natural assets	
Information / sharing of data	



Other	
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Property & Construction

Question 1 – Current Industry Trends

From 2011 to 2016 in Fraser Coast, employment in the Construction sector grew at an average annual rate of 3.7% to 1,941 persons, which is approximately 65 additional jobs per year. Despite this, more recent data has identified that the GVA of the industry has declined at an average annual rate of 5.5% to reach \$429m from June 2013 to June 2019.

What are factors that have underpinned the growth of the Property/Construction industry? Please identify the strengths below.

What are factors that have constrained the success of the industry? Please identify the challenges and weaknesses below.

Strengths	<input type="checkbox"/> Strong demand for residential housing <input type="checkbox"/> Strong demand for commercial buildings <input type="checkbox"/> Strong demand for industrial buildings <input type="checkbox"/> Availability of raw materials and natural resources <input type="checkbox"/> Access to a skilled workforce. <i>Other: please specify</i> _____
Challenges & Weaknesses	<input type="checkbox"/> Lack of demand for residential housing <input type="checkbox"/> Lack of demand for commercial buildings <input type="checkbox"/> Lack of demand for industrial buildings <input type="checkbox"/> Depressed mining sector <input type="checkbox"/> Lack of access to a skilled workforce. <i>Other: please specify</i> _____

Question 2 – Emerging Industry Trends

There were a number of trends shaping the future of emerging industries prior to the recent impact of COVID-19. These included:

- Increased urbanisation creating greater demand for diversity in housing
- New technology in advanced manufacturing and automation is increasing production of prefabricated buildings and materials
- Resource dependency, pressure on biodiversity increasing demand for environmentally friendly buildings and materials
- Rapid rise in foreign investment in Australian real estate. (Shaping SEQ, CSIRO)

What are the emerging opportunities to support the success and growth of the industry into the future? Please identify the opportunities below.

What are the threats and barriers to the success and growth of the industry? Please identify the threats and barriers below.

Opportunities	
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Threats/Barriers

Question 3 – COVID-19 Immediate Impacts

Fraser Coast Regional Council recently undertook a survey of businesses in the region which identified the immediate impact on business and the response by businesses so far. A summary of key findings have been identified below.

Common responses indicating the current status of businesses were:

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- Change in service provision due to social distancing (16%).

Common responses indicating the impact of COVID-19 on businesses were:

- Reduction in turnover/cash flow (71%);
- Decreased demand for services and products (43%); and,
- Government restrictions on operations (31%).

Common responses indicating operational changes of businesses were:

- Changed the method of delivery (including shift to online) (27%);
- Reduced staff numbers (27%);
- Deferred or cancelled investment plans (20%); and
- Re-negotiated property rent/lease arrangements (19%).

Research has identified that the Property and Construction sector has experienced a moderate impact from COVID-19 due to falling sentiment in the property market and disruption of global input supply chains.

In addition to the impacts in the business survey and findings from wider research, are there any other immediate industry and business impacts due to COVID-19 you would like to identify?

Additional industry impacts from COVID-19

The purpose of this project is to identify possible future growth scenarios for the Fraser Coast Region. Considering the recent COVID-19 impacts, this question seeks to understand the future short, medium and long term for the Construction sector.

Do you think the current COVID-19 impacts (both positive and negative) will change the industry for the long term? What will the long-term changes be?

Long term changes as a result of COVID-19

Question 4 – Supporting the future of the industry

Considering the enablers that support the industry to grow, this question seeks to understand the future short, medium and long term growth scenarios for the Construction sector. For example, enablers may include digital up-skilling, policy changes, infrastructure, sharing of industry analysis and information, business strategy support during recovery period, digital infrastructure or internet speed.

What the enablers which could support future growth of the industry? Broad types of enablers for growth have been listed in the table below.



Enablers to support industry	
Policy	
Skilled workforce	
Infrastructure	
Land and natural assets	
Information / sharing of data	
Other	

Education and Training

Question 1 – Current Industry Trends

From 2011 to 2016 in Fraser Coast, employment in the Education and Training sector grew at an average annual rate of 2.4% to 3,023 persons (approximately 68 additional jobs per year). More recent data has identified that the GVA of the industry has grown at a slower average annual rate of 0.7% to reach \$226m from June 2013 to June 2019.

What are factors that have underpinned the growth of the Education and Training industry? Please identify the strengths below.

What are factors that have constrained the success of the industry? Please identify the challenges and weaknesses below.

Strengths	<input type="checkbox"/> Access to a skilled workforce <input type="checkbox"/> Demand from local students <input type="checkbox"/> Demand from international students <input type="checkbox"/> Strong research and development <input type="checkbox"/> Collaboration with Industry <input type="checkbox"/> Established course offerings. <i>Other: please specify</i> _____
Challenges & Weaknesses	<input type="checkbox"/> Lack of access to a skilled workforce <input type="checkbox"/> Limited demand from local students <input type="checkbox"/> Limited from international students <input type="checkbox"/> Visa Changes <input type="checkbox"/> Limited research and development <input type="checkbox"/> Limited Collaboration with Industry <input type="checkbox"/> High completion with other tertiary education providers. <i>Other: please specify</i> _____

Question 2 – Emerging Industry Trends

There were a number of trends shaping the future of emerging industries prior to the recent impact of COVID-19. These included:

- New technology increasing digital connectivity and expansion of online delivery methods
- Lifelong learning and ongoing skilling



- Australian universities are increasingly attractive to international students
- Students want to define the experience they have as well as the degree

What are the emerging opportunities to support the success and growth of the industry into the future? Please identify the opportunities below.

What are the threats and barriers to the success and growth of the industry? Please identify the threats and barriers below.

Opportunities	
Threats/Barriers	

Question 3 – COVID-19 Immediate Impacts

Fraser Coast Regional Council recently undertook a survey of businesses in the region which identified the immediate impact on business and the response by businesses so far. A summary of key findings have been identified below.

Common responses indicating the current status of businesses were:

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- Business is open (regular hours of operations) (43%);
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- Change in service provision due to social distancing (16%).

Common responses indicating the impact of COVID-19 on businesses were:

- Reduction in turnover/cash flow (71%);
- Decreased demand for services and products (43%); and,
- Government restrictions on operations (31%).

Common responses indicating operational changes of businesses were:

- Changed the method of delivery (including shift to online) (27%);
- Reduced staff numbers (27%);
- Deferred or cancelled investment plans (20%); and
- Re-negotiated property rent/lease arrangements (19%).

Research has identified that the Education and Training sector has experienced a moderate impact from COVID-19 due to government restrictions and school closures. The average Australian stock price change for the Education sector from the 1st of January to the 1st of April 2020 was -29%.

In addition to the impacts in the business survey and findings from wider research, are there any other immediate industry and business impacts due to COVID-19 you would like to identify?

Additional industry impacts from COVID-19

The purpose of this project is to identify possible future growth scenarios for the Fraser Coast Region. Considering the recent COVID-19 impacts, this question seeks to understand the future short, medium and long term for the Education and Training sector.



Do you think the current COVID-19 impacts (both positive and negative) will change the industry for the long term? What will the long-term changes be?

Long term changes as a result of COVID-19

Question 4 – Supporting the future of the industry

Considering the enablers that support the industry to grow, this questions seeks to understand the future short, medium and long term growth scenarios for the Education and Training sector. For example, enablers may include digital up-skilling, policy changes, infrastructure, sharing of industry analysis and information, business strategy support during recovery period, digital infrastructure or internet speed.

What the enablers which could support future growth of the industry? Broad types of enablers for growth have been listed in the table below.

Enablers to support industry	
Policy	
Skilled workforce	
Infrastructure	
Land and natural assets	
Information / sharing of data	
Other	

Emerging Industry

Question 1 – Current Trends

Emerging industries are new types of businesses that often draw on new technology or changing consumer preferences. These new industries are important as they diversify the economy and create the knowledge-based jobs of the future. This question aims to identify and understand the emerging industries in Fraser Coast.

What are the existing strengths and weaknesses of these emerging industries that are unique to the Fraser Coast?

	Strengths	Challenges & Weaknesses
Energy -Solar		
Energy -Wind		
Energy -Hydrogen		
Aviation – training and manufacturing		
{Please specify any other industries}		

Question 2 – Emerging Trends

There were a number of trends shaping the future of emerging industries prior to the recent impact of COVID-19. These included:

- Fast paced technology change and digital disruption
- Increasing pressure on the natural environment from urbanisation, agriculture and pollution



- Changing consumer preferences
- An increase in extreme weather events and natural disasters
- A shift from oil to clean energy

What are the emerging opportunities and threats/barriers to future industry (pre-COVID-19)?

	Opportunities	Threats/ Barriers
Energy -Solar		
Energy -Wind		
Energy -Hydrogen		
Aviation – training and manufacturing		
{Please specify any other industries}		

Question 3 – Future of the industries

The purpose of this project is to identify possible future growth scenarios for the Fraser Coast Region. Considering the current and emerging industry trends as well as the recent COVID-19 impacts, this question seeks to understand the future short, medium and long term for the Manufacturing sector.

If there has been an impact from COVID-19, what are the enablers for recovery? Or what enablers could support future growth of the industry?

For example, digital up-skilling, policy changes, infrastructure sharing of industry analysis and information, business strategy support during recovery period, digital infrastructure or internet speed.

Enablers for Recovery	
-----------------------	--

Will current COVID-19 impacts (both positive and negative) change the industry for the long term? What will the long-term changes be?

Future of the Industry: Short, Medium and Long Term.	
---	--



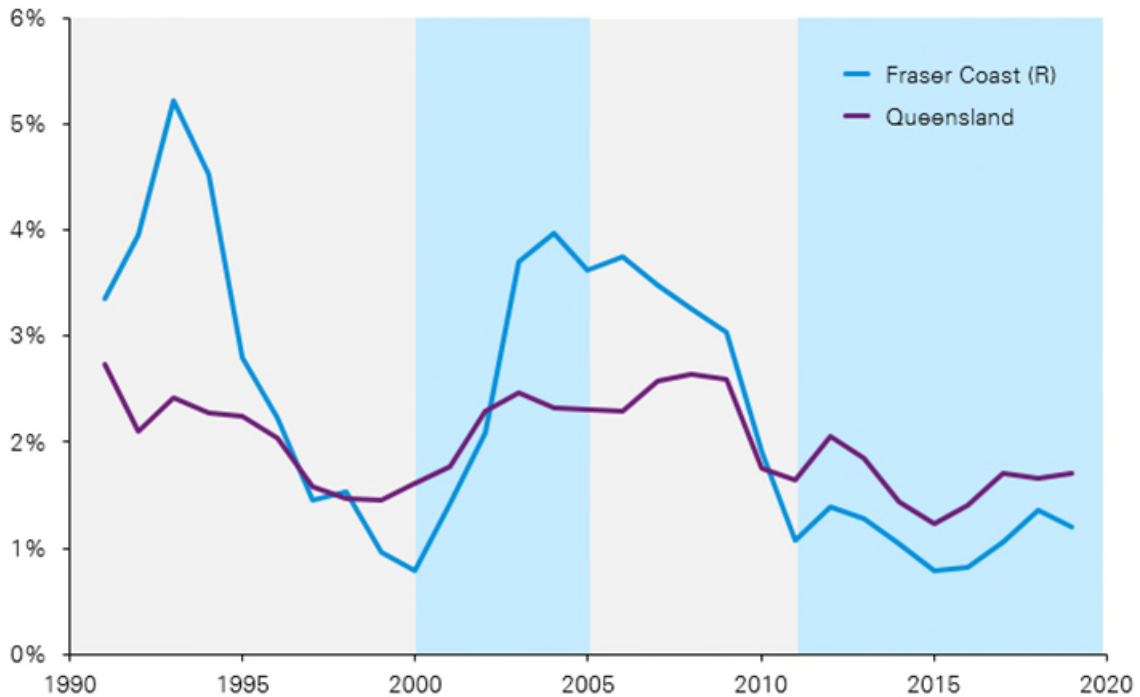
Demographic

Question 1 – Historical growth

Over the past 30 years, the region has experienced significant population growth at different times:

- high growth to 1993 then decline to 2000;
- high growth from 2001 to 2005;
- decline from 2006 to 2011; and
- stabilisation from 2012 to 2019.

Annual Growth of Estimated Resident Population, Fraser Coast LGA and Queensland, 1991 to 2019.



Source: QGSO.

What contributed to these changes in population growth in the region over these periods? What attracted people to the region during these times? What might have made people relocate to or away from the region?

1991-2000 High then decline	
2001-2005 High	
2006-2011 Decline	
2012-2019 Stabilised but lower	

Question 2 – A growing community

Almost one-third of people living in Fraser Coast lived in another location within the last 5 years.



Why do people relocate from Queensland or other parts of Australia to Fraser Coast?

- For work opportunities
- To retire
- To be close to family

Other: Please specify below.

What makes the region attractive to new residents? Why did they choose Fraser Coast?

- Affordable living
- Coastal lifestyle
- Hinterland lifestyle
- Employment opportunities
- Sense of community
- Great place to raise a family

Other: Please specify below.

Which locations in the Fraser Coast region are popular with new people relocating to the region?

- Hervey Bay
- Maryborough
- Burrum Heads & Toogoom
- River Heads
- Booral
- South East Coast- Maaroom, Boonooroo, Poona
- Torbanlea & Howard
- Tiaro
- Rural Areas

Question 3 – A community with an older population and fewer families.

Compared to Queensland, the demographic profile of Fraser Coast has an older population, aging both naturally and due to large migration of older persons to the region. In contrast there are a smaller portion of adults with children in the region compared to Queensland. As such the region relies on migration for population growth more than natural increases in population from people starting families. This question seeks to understand these two groups in the community.

	What attracts this group to stay or relocate to the region?	What challenges are faced by this group living in the region?
Adults with Children		
Older		



residents/ retirees		
------------------------	--	--

Question 4 – COVID-19 Impacts on the community

COVID-19 is a global health emergency, which has had economic and social ramifications.

What impact could or has COVID-19 had on the Fraser Coast community particularly in relation to key groups?

Adults with children	
Older residents/ retirees	
Youth	
Other groups	

Question 5 – Housing in Fraser Coast

Fraser Coast has two primary centers, Hervey Bay and Maryborough, as well as a number of smaller communities. Each of these places offers a different lifestyle influenced by location and amenities. This question seeks to understand the residential markets and trends in each of these centers and towns to ensure the revision to the planning scheme can consider the needs of each locality.

In relation to the centers and towns below, which areas have experienced growing demand? What type of housing product are people looking for? For example, new build, independent retirement living, or town houses.

What type of buyer is attracted to these areas?

Location	Market Demand	Housing Product	Type of buyers or renters
Hervey Bay			List
Maryborough			List
Burrum Heads & Toogoom			List
River Heads			List
Booral			List
South East Coast- Maaroom, Boonooroo, Poona			List
Torbanlea & Howard			List
Tiaro			List
Rural Areas			List

List for the above:

- First home buyer
- Younger Family (children under 10)
- Older Family (children over 10)
- Couples (no children)
- Single person
- Adults (where children have left)
- Retirees and +65 year olds



In the last 5 years, has there been any trends or changes in the housing market that should be considered in light of forecasting the future growth of the region? What are these changes?

Market Trends

Major Projects

Major Projects have the potential to make significant change in the community. They can be a catalyst for economic or social change. This question seeks to understand the major projects planned for the region and the potential impact on business and the community.

To respond to the below questions please see the table over the page.

Question 1 – Baseline

Are there any additional projects not captured on the list?
For example, major development planned by the private sector.

Question 2 - Anticipated outcome

What are the planned outcomes e.g. jobs, enabling industry, education etc. of these projects?

Question 3 – Immediate impacts

What is the impact of COVID-19 on the project delivery/outcomes?

Planned projects	Outcomes What are the potential flow on outcomes e.g. jobs, enabling industry, education etc. of these projects?	COVID-19 impacts Has there been or is COVID-19 expected to impact the project delivery/outcomes?
Hervey Bay City Centre Redevelopment Includes the following: <ul style="list-style-type: none"> • Expansion of University of Sunshine Coast Campus • Council administration and disaster coordination centre • Council library and theatre space • Redevelopment of road and pedestrian <i>network</i> 		
Urangan Harbour Master Plan		
Fraser Coast Hospice		



Planned projects	Outcomes What are the potential flow on outcomes e.g. jobs, enabling industry, education etc. of these projects?	COVID-19 impacts Has there been or is COVID-19 expected to impact the project delivery/outcomes?
Torbanlea Pialba Road Upgrade		
Urraween to Boundary Road Extension		
Hervey Bay Airport Redevelopment		
Bruce Highway – Tiaro Flood Immunity Upgrade (TFIU)		
<i>Other</i>		



Appendix 2 – Stage 2 Surveys

Survey 1: Useability

Introduction

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 to you find it to navigate, interpret and apply the planning scheme?

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

Q.5 How do you access the planning scheme?

- Not applicable
- Online
- PDF
- Printed

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

- Not applicable
- Yes
- No
- Unsure

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

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

- Yes
- No



Survey 2 – Setting the vision – new trends and opportunities

Introduction

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

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)
- Other (please specify)

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



Survey 3 – Strategic Framework

Introduction

- Q.1 Is the Strategic Framework an accurate portrayal of how the region should develop over the next 20 years?**
- Yes
 No
 Unsure
- 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 well being
 Theme 4 - Infrastructure and services
 Theme 5 - Access and mobility
 Theme 6 - Natural environment and landscape character
- Q.3 Are there any other matters that should be addressed by the Strategic Framework?**
- Yes
 No

Theme 1 - Settlement Pattern

- 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

Theme 2 - Economic Resources and Development

- 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

Theme 3 - Community wellbeing

- 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 economic resources and development in the region?**
- Yes
 No
 Unsure



Theme 4 - Infrastructure and services

- 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 the desired outcomes we want for economic resources and development in the region?
- Yes
 No
 Unsure

Theme 5 - Access and mobility

- Q.8** [Strategic Framework Map 3 \(SFM-003\) and 3a \(SFM-003a\) \(Transport and Infrastructure\)](#) conceptually identify 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 economic resources and development in the region?
- Yes
 No
 Unsure

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



Survey 4 – Local Government Infrastructure Plan (LGIP)

Introduction

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

- Yes
- No
- Unsure

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?

Survey 5 – Tables of Assessment

Introduction

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

- Yes
- No
- Unsure

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

- Yes
- No
- Unsure

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

- Yes
- No
- Unsure

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



Survey 6 – Zones

Introduction

- Q.1 Is there an appropriate range and mix of zones in the Fraser Coast Planning Scheme 2014?**
 Yes
 No
 Unsure
- Q.2 Are the zones delivering the kind of development you would expect to see?**
 Yes
 No
 Unsure
- Q.3 Are there any locations where the current zones are not considered to be correct?**
 Yes
 No
 Unsure
- 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

Zone Codes

- Q.5 Residential Zones:**
 Low density residential zone code
 Medium density residential zone code
 High density residential zone code
- Q.6 Centre Zones:**
 Principal centre zone code
 District centre zone code
 Local centre zone code
 Neighbourhood centre zone code
- Q.7 Industry Zones Category:**
 Low impact industry zone code
 Medium impact industry zone code
 High impact industry zone code
 Waterfront and marine industry zone code
- Q.8 Recreation Zones Category:**
 Sport and recreation zone code
 Open space zone code
- Q.9 Environmental Zones Category:**
 Environmental management and conservation zone code
- Q.10 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
- Q.11 Do you have any specific suggestions for improvements to the zone codes?**



Survey 7 – Local Plans

Introduction

- Q.1 Are there any other areas you think would benefit from more detailed local area planning?**
- Yes
 - No
 - Unsure
- 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

Survey 8 – Overlays

Introduction

- Q.1 Are there any other overlays you think would be useful for ensuring desired outcomes in the region are achieved?**
- Yes
 - No
 - Unsure
- 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
- 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



Survey 9 – Development Codes

Introduction

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

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

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

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

Survey 10 – Planning Scheme Policies

Introduction

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

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



Appendix 3 - Stage 2 Facebook Insights


9/11/20 post –

Fraser Coast Regional Council
9 November 2020 · 🌐

Don't miss your opportunity to provide feedback on the Fraser Coast Planning Scheme Review discussion paper (stage 2).

We welcome your suggestions and encourage your feedback on opportunities to improve the planning scheme. We encourage you to provide your response in writing (email, via the link below, a letter).

Full information on this project is available here –... [See more](#)



👍 7 5 comments 6 shares

All comments ▾

Adam Watson John Watson
12w

Coral Stenhouse Stop building new estates as our dams and roads can't take it, think of the wild life and not money, from what i seen it is disgusting
12w 👍 5

Rosie Sauer Coral Stenhouse where do you suggest they accommodate the growing population?
12w 👍 1

Debbie Glazewski HB needs cohesive planning, currently a but of a miss mash of business and retail scattered all over the place. I think better placement of retail outside of Stocklands could be more lucrative for the retailers. Just an opinion, thanks...
11w

Shane Horne Make sure the old railway line is kept and not built on for future light rail and not make the mistake like Big W 😞 & rebuild the Urangan pier
12w 👍 1

21/10/20 post –

Fraser Coast Regional Council
21 October 2020 · 🌐

HAVE YOUR SAY: Council is undertaking an overall review of the Fraser Coast Planning Scheme to ensure it meets community expectations.

The scheme sets out which types of development require development approval, and the standards that new development must meet.

You are invited to respond to any or all of the questions throughout the discussion paper and more broadly, to provide comment on any issues you feel are relevant to the planning scheme review. Submissions close November 13 >>> <https://frasercoast.engagementhub.com.au/planning-scheme-re...>

All comments ▾

Bob Webley Already 6 yrs behind
14w

Bob Webley 4 years ahead 😊
14w

Author
Fraser Coast Regional Council Hi Bob Webley, The State's Planning Act requires that planning schemes be reviewed every 10 years. The Fraser Coast Planning Scheme was adopted in 2014, so Council is starting the review process to ensure it remains relevant and reflects current trends and community expectations.
14w 👍 1

Lisa Rollinson 2014??
14w

Author
Fraser Coast Regional Council Hi Lisa Rollinson, The State's Planning Act requires that planning schemes be reviewed every 10 years. The Fraser Coast Planning Scheme was adopted in 2014, so Council is starting the review process to ensure it remains relevant and reflects current trends and community expectations.
14w



21 11 comments 10 shares

Paul Truscott Lisa Rollinson that's the old one. Council is reviewing it to update.
14w

Pam Swain Lisa Rollinson Friday 13th 2020 submissions close
14w

Sharon Davies Graeme Davies
15w

Bridgette McPhail Ooops too late!
15w

Nigel Greenup Bridgette McPhail You have until 13 November. It's only October now.
14w

Pam Swain Bridgette McPhail Closes Friday 13th 2020
14w

6/10/20 post –

Fraser Coast Regional Council
8 October 2020

****FRASER COAST PLANNING SCHEME REVIEW****
Council is currently undertaking an overall review of the Fraser Coast Planning Scheme and want your feedback.
To view the discussion paper and have your say, click the link below >>>
<https://frasercoast.engagementhub.com.au/planning-scheme-re...>

20 4 comments 18 shares

All comments ▾

Karen N Harry Baron Pam Coles Julie Florence Julie Pantlin.
17w

Stephen DeVenny Again didnt they get it right the first time
17w

Author
Fraser Coast Regional Council Hi Stephen DeVenny, the review 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. Please find more information here:
<https://frasercoast.engagementhub.com.au/planning-scheme...>

FRASERCOAST.ENGAGEMENTHUB.COM.AU
Engagement Hub Platform

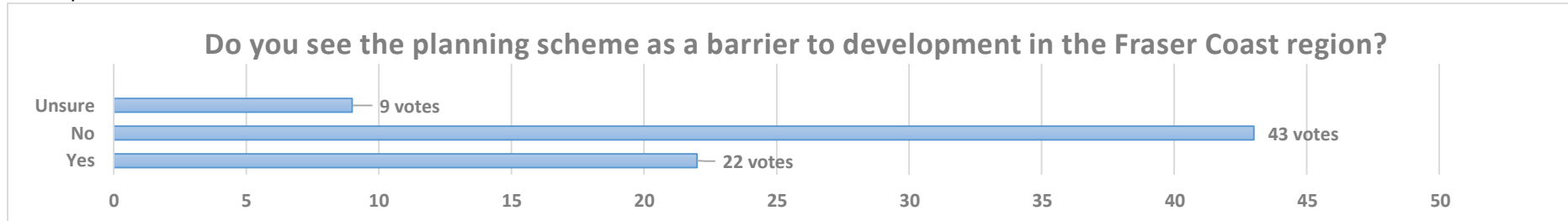
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Leticia Pujol <https://m.facebook.com/story.php...>
16w

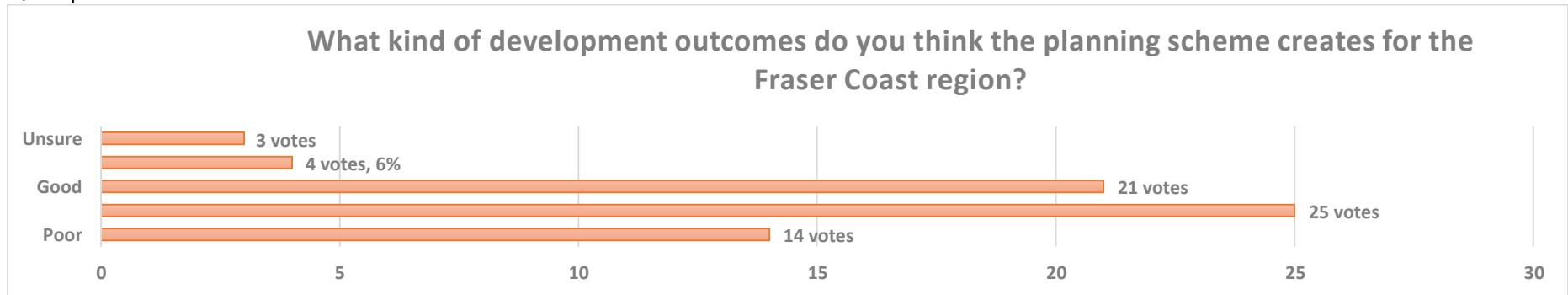


Appendix 4 – Stage 2 Quick Polls Results

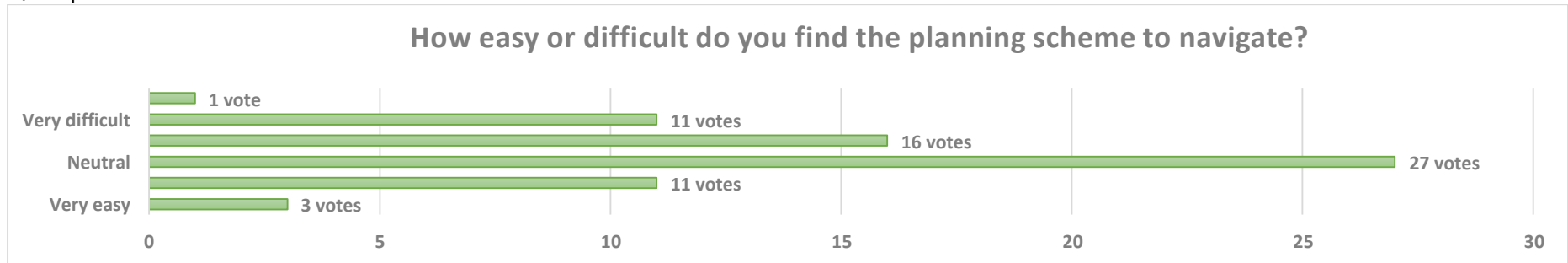
Quick poll 1 results –



Quick poll 2 results –

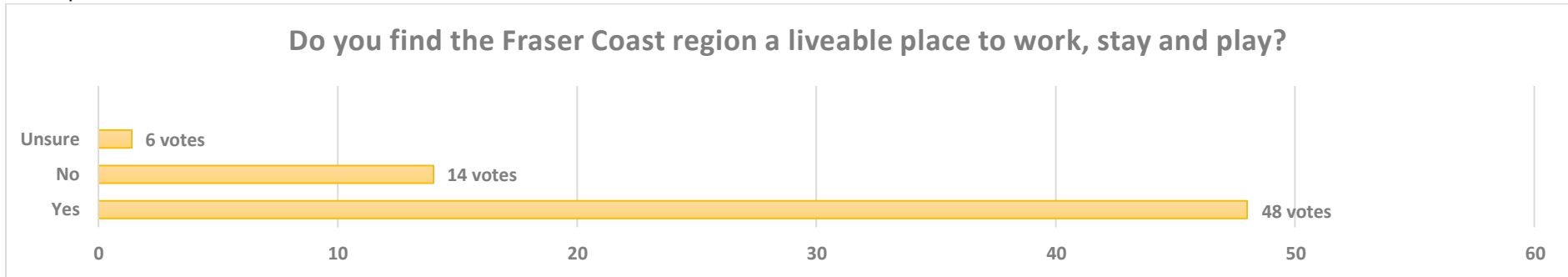


Quick poll 3 results –

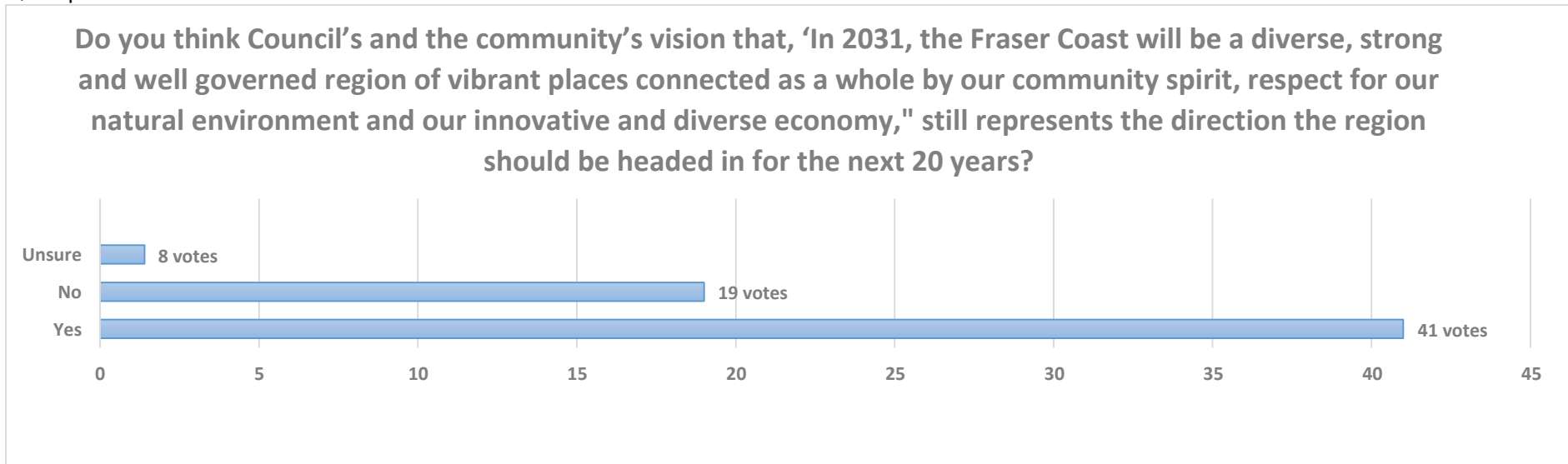




Quick poll 4 results –

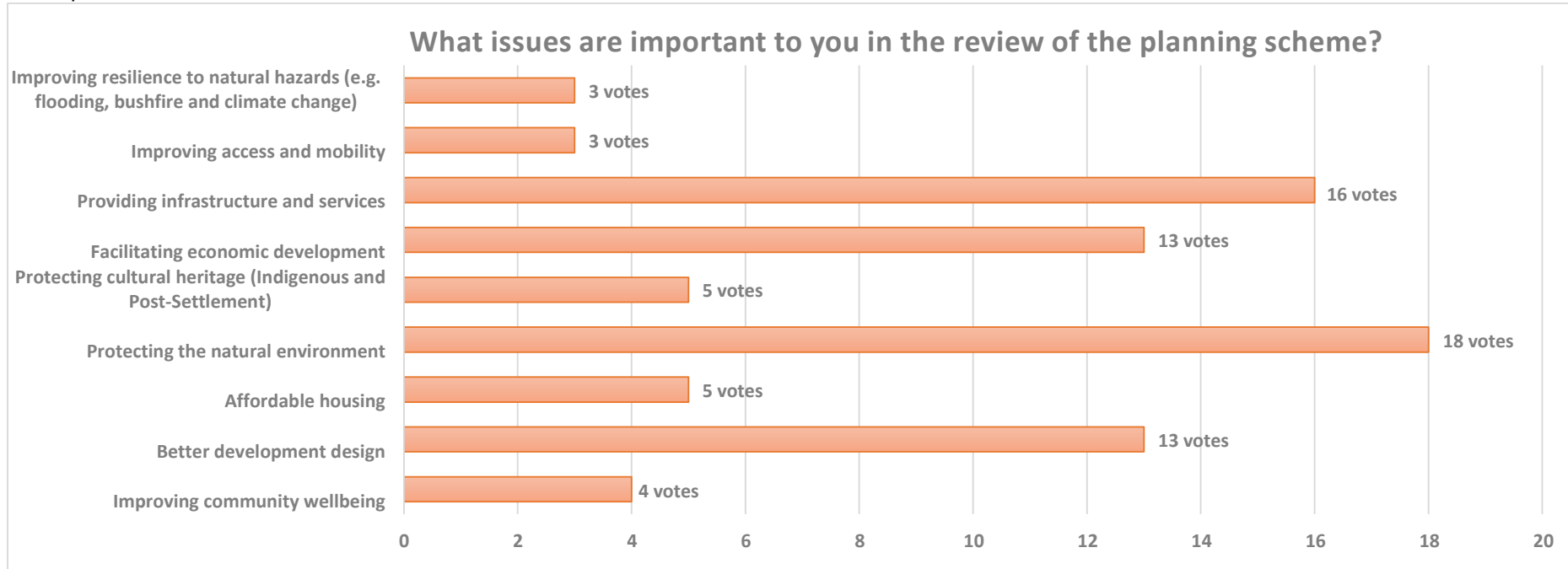


Quick poll 5 results –





Quick poll 6 results –





Appendix 5 - Stage 2 Submissions

Email/hardcopy submissions

Submitter #	Issue/s raised	What we heard
1	Liveability	<ul style="list-style-type: none"> Needs to consider emerging trends (active travel needs, car parking provisions, sewer service areas, acceptable land density)
	Useability of the planning scheme	<ul style="list-style-type: none"> Issues with the clarity of planning schemes requirements Planning scheme provisions require updating to reflect current requirements Difficulty for non-regular users to understand Scheme needs to be stronger in certain areas Acceptable outcomes need work Need for a user-friendly guide Need to update approval conditions Need for clear rules about bonding incomplete works
	Infrastructure	<ul style="list-style-type: none"> Disjointed connectivity between assets Development standards need to reflect what is maintainable by Council Need to provide details of how infrastructure will connect Need to update infrastructure requirements throughout the planning scheme
	Local Planning/ Structure planning	<ul style="list-style-type: none"> Structure plans are not clear enough Current LAP result in disjointed settlement and connectivity patterns Strengthen current provisions
	Housing	<ul style="list-style-type: none"> Issues with urban sprawl Need to promote infill development Staging of subdivisions is an issue
	Natural hazards	<ul style="list-style-type: none"> Bushfire separation criteria needed Separation requirements to parks and reserves should be clearer and applicable to applications
2	Liveability	<ul style="list-style-type: none"> Expected rapid population growth in Hervey Bay over next 20 years



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> • Need to plan for Esplanade area for tourism, growth corridor, and redevelopment to ensure current tourist needs and standards are satisfied
	Employment	<ul style="list-style-type: none"> • Lack of support in planning scheme to meet retail, commercial, tourism and industrial growth needs • Council needs to encourage investment in retail, commercial, tourism and industrial sectors • Need for a supporting business plan for growth
	Infrastructure	<ul style="list-style-type: none"> • Need for a supporting infrastructure plan for growth
3	Environmental	<ul style="list-style-type: none"> • Natural areas and wildlife in decline • Loss of area and quality of natural vegetation through land clearing for development loss of connecting vegetation 'corridors' and understorey, and endless fragmentation of remaining vegetation • Declining urban wetland and waterway health • 'Ribbon development' (linear coastal development) destroys coastal ecosystems and urban form cannot be 'compact' or walkable. • Koalas on the verge of extinction in FCRC • Developments at Tinana and Booral proven to be incompatible with retention of a healthy koala population • Long term planning and risk management • Limit the extent of extractive industries such as mining, quarrying and sand mining. Offset environmental impacts by replanting of an increased area with a diverse species mix from the same ecosystem as was removed • Protect sensitive, internationally important areas Protected natural areas and connect via corridors (during and post construction) that maintain ecosystem services and function. • Wetlands and water courses should never be drained, filled in or straightened and concreted • Set a target of 17% of land protection, consistent with State • Identify areas of environmental and conservation significance that should not be available for development. • Koala conservation must be planned at a landscape scale • Large areas of primary and secondary habitat need to be retained (50% high quality habitat configured in large patches (greater than 100 ha) and with a low density of sealed roads



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> Require Vegetation buffers along water supply, stormwater and other drainage lines lend themselves to forming valuable corridors to facilitate the movement of wildlife. Importance of retaining native vegetation and natural drainage patterns for management of community exposure to natural hazards, climate change and disaster resilience
	Natural hazards	<ul style="list-style-type: none"> Issues with current development approaches to natural hazards (i.e. Fill)
	Housing	<ul style="list-style-type: none"> Oversupply of housing Most houses and commercial buildings fail to meet any basic standards for energy or water efficiency, while most 'built form' is hardly 'locally responsive'. Mandate requirements for openable windows in all buildings. Provide 3-4 storey apartment blocks and townhouses with gardens (preferably local natives) and green spaces, rather than concrete
	Useability	<ul style="list-style-type: none"> Inaccessible to most Fraser Coast residents Maps are very slow to load, very difficult if not impossible to use to get a global view, and too difficult to compare. The maps seem to suffer from lack of accessible metadata (evidence base). National guidelines for the supply and use of metadata in maps put out by the Public Sector Mapping Agency appear to be ignored. There appears to be an absence of an obvious key or legend to explain how to interpret maps and data layers. The Tables of Assessment are not easy to understand or use.
	Liveability	<ul style="list-style-type: none"> Urban areas rarely 'incorporate natural landscapes', what is bad for wildlife and the environment is also bad for people - link between environmental degradation and infectious diseases (refer WWF report: <i>Loss of Nature and Rise of Pandemics</i>), shade is vital to foster 'active transport,' Covid-19 and Pandemic Resilient Communities should acknowledge the importance of open space and natural areas to build pandemic-resilient communities and improve mental and physical health. Identify the population limit that current and potentially suitable and available water supplies could support Commit to 'Water Sensitive Urban Design' principles
Infrastructure	<ul style="list-style-type: none"> Water supply 	



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> • Infrastructure delivery
	Cultural Heritage	<ul style="list-style-type: none"> • Reduce bushfire risk by 'cultural burning' practices used by local Aboriginal people.
	Environmental	<ul style="list-style-type: none"> • Retention of native vegetation and natural drainage patterns for management of community exposure to natural hazards, climate change and disaster resilience
	Natural hazards	<ul style="list-style-type: none"> • Conflicts between natural hazards and development
4	Liveability	<ul style="list-style-type: none"> • Recognise inter-relationship between public health benefits and environmental considerations
5	Liveability	<ul style="list-style-type: none"> • Need for a clear delineation between commercial and residential zones • Noise, pollution and amenity impacts
6	Environmental	<ul style="list-style-type: none"> • Inadequate protection of koalas in planning scheme provisions • Issues with clearing existing native vegetation in subdivisions • Lack of current koala habitat and corridor mapping • Environmental offsets PSP requires review to ensure koala priority areas do not allow vegetation clearing • Planning scheme should discourage further clearing of any existing native vegetation • Development codes require updating to achieve good stormwater quality and divert effluent from waterways
7	Liveability	<ul style="list-style-type: none"> • Issues with large proportion of small residential blocks, no open space, connectivity issues and lack of access roads • Planning scheme needs to ensure subdivisions include shady walkways, green connecting accesses and leafy congregating focal points in all subdivisions • Need to require a certain amount of subdivisions be set aside for open space, treed streetscapes, wide verges and patches of native vegetation • The scheme current provides poor subdivision outcomes • Council's projects should be incorporated into the planning scheme
	Useability of the planning scheme	<ul style="list-style-type: none"> • Scheme requires strengthening to ensure strategic framework is reinforced throughout the entire planning scheme • Issues with unnecessarily removing existing vegetation to facilitate subdivisions • Improved planning scheme policy for development works (offset planting requirements) • The planning scheme as a document is satisfactory but requires work



Submitter #	Issue/s raised	What we heard
	Environmental	<ul style="list-style-type: none"> Environmental provisions require strengthening to prevent destruction of habitat, loss of connectivity for wildlife and impacts to regional biodiversity Need to protect habitat, corridors and biodiversity values Water Quality - Stormwater management and impacts on water quality and seagrass
	Local Planning/ Structure planning	<ul style="list-style-type: none"> Eli Waters/Dundowran urban expansion area LAP requires revision
	Natural hazards	<ul style="list-style-type: none"> Urban expansion should not be promoted in the Eli Waters/Dundowran urban expansion area LAP due to impacts of coastal hazards
	Operational issues	<ul style="list-style-type: none"> The way planning scheme provisions are implemented in the assessment process Compliance with conditions
8	Liveability	<ul style="list-style-type: none"> Recognise the foreshore as a natural area for tourists to enjoy
	Environmental	<ul style="list-style-type: none"> Fauna displacement during and post development
9	Liveability	<ul style="list-style-type: none"> Recognise Indigenous Macadamia History
	Local Planning/ structure planning	<ul style="list-style-type: none"> Investigate Local Plan opportunities for Bauple
	Employment	<ul style="list-style-type: none"> Recognise impacts of COVID-19 and agri-tourism opportunities in review Investigate opportunities for tourism in smaller townships
	Infrastructure	<ul style="list-style-type: none"> Ensure connectivity of transport routes
10	Liveability	<ul style="list-style-type: none"> Liveable elements should be extended to smaller townships Recognise Indigenous Macadamia History
	Local Planning/ structure planning	<ul style="list-style-type: none"> Investigate Local Plan opportunities for Bauple
	Infrastructure	<ul style="list-style-type: none"> Maintain existing infrastructure to ensure the sustainability and growth of towns
	Employment	<ul style="list-style-type: none"> Investigate opportunities for tourism in smaller townships
11	Liveability	<ul style="list-style-type: none"> Planning scheme should be for next 20 years Scheme should preserve and enhance access to the region Should encourage leafy neighbourhoods, regional landscapes, quality of environment, community facilities and waterways as critical components for the future development of the region



Submitter #	Issue/s raised	What we heard
	Environmental	<ul style="list-style-type: none"> Protection of ecologically important areas is vital Scheme should specifically address pressures on biodiversity
	Natural hazards	<ul style="list-style-type: none"> Scheme should specifically address climate change and disaster management
	Liveability	<ul style="list-style-type: none"> Visual amenity of new development
12	Environmental	<ul style="list-style-type: none"> Identify and protect existing mature trees
13	Liveability	<ul style="list-style-type: none"> Avoid risks to water quality associated with increased population and water supply requirements The planning scheme should respond to the sub-tropical climate and address key sustainability issues e.g. Energy and water efficiency. The planning scheme should embrace water recycling to a potable standard to accommodate future population growth Climate resilient drinking water supplies should be mandatory in future developments e.g. rainwater tanks, with retrofitting of existing communities investigated
	Infrastructure	<ul style="list-style-type: none"> Integrate Council's 'water infrastructure study' and 'water quality strategy' into the planning scheme Consider future urban water consumption as part of anticipated growth Consider how urban water supply will be delivered to an increasing population
	Environmental	<ul style="list-style-type: none"> Review the Mary River Catchment Strategy and the Mary River & Tributaries Rehabilitation Plan for opportunities to incorporate into the planning scheme Recognise importance of streams for movement of wildlife Protect aquatic habitat from the impacts of development Recognise and strengthen the schemes requirements for protecting water resources
	Natural hazards	<ul style="list-style-type: none"> Incorporate climate change impacts/mitigation strategies for freshwater aquatic ecosystems
	Employment	<ul style="list-style-type: none"> Protect good agricultural land from further fragmentation/ conversion to urban or rural residential development. Support of changing agricultural uses
14	Liveability	<ul style="list-style-type: none"> Impacts of mining and the airport on amenity and the natural environment
	Infrastructure	<ul style="list-style-type: none"> Maintain existing infrastructure to ensure the sustainability and growth of towns Under capacity of infrastructure (sewerage) to existing residences
	Employment areas	<ul style="list-style-type: none"> Need to create more local jobs



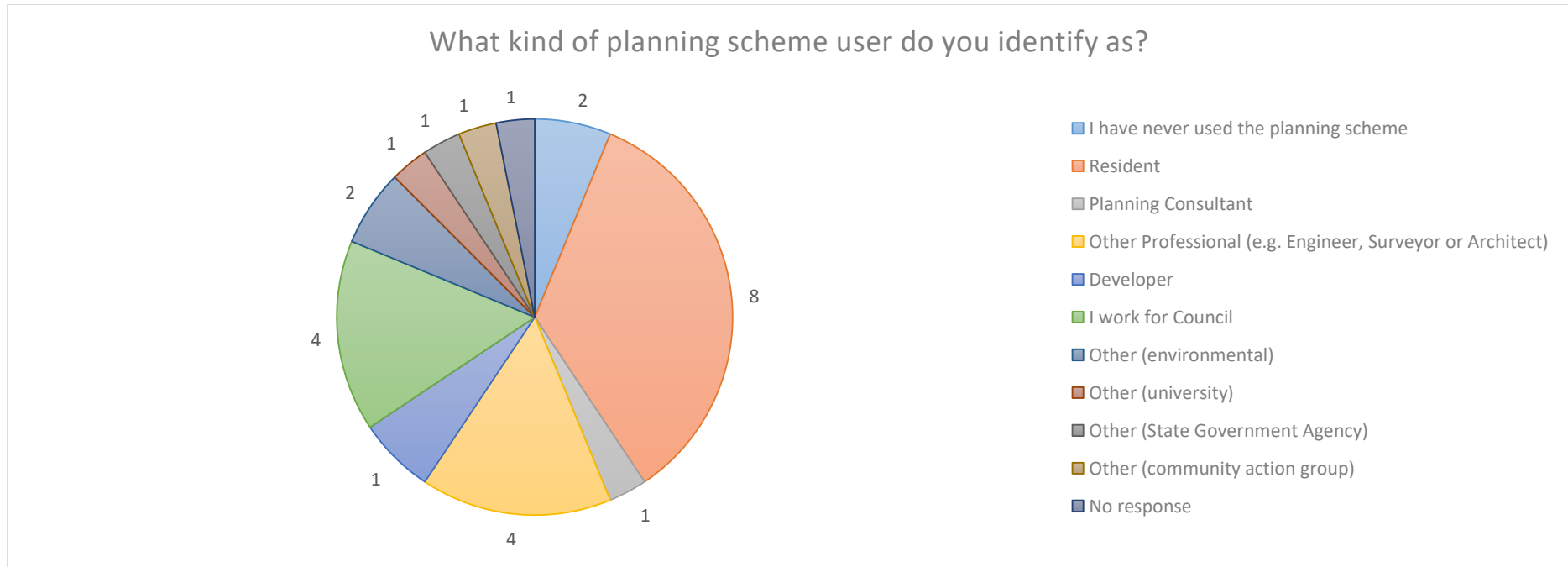
Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> Lack of industrial areas for jobs Need to encourage different types of tourism attractions
15	Liveability	<ul style="list-style-type: none"> Lack of footpaths and improved footpath requirements to create walkable communities
16	Cultural Heritage	<ul style="list-style-type: none"> The heritage and neighbourhood character overlay requires strengthening and further refining Include stronger provisions for demolition Include signage in the code Investigate whether it is possible to prevent inappropriate additions to heritage listed buildings
17	Liveability	<ul style="list-style-type: none"> Recognise the importance of water quality for its positive liveability factors (tourism, economic, environmental, social)
18	Liveability	<ul style="list-style-type: none"> Enable sufficient growth and development in an orderly and timely manner Balance between environmental, social and economic values Ensuring the strategic framework flows down to codes
	Housing	<ul style="list-style-type: none"> Sustain anticipated population growth Lack of housing choice and diversity Affordable housing options
	Employment areas	<ul style="list-style-type: none"> High unemployment rates
	Usability of the planning scheme	<ul style="list-style-type: none"> Need to clearly articulate Council's vision and themes over the next 20 years Vision must be concise to deliver aspirations and goals
19	Employment areas	<ul style="list-style-type: none"> Opportunities for agri-tourism in rural zones
20	Employment areas	<ul style="list-style-type: none"> Issues with facilitating Council events
21	Employment areas	<ul style="list-style-type: none"> Need to incorporate Council's RV strategy into planning scheme
22	Useability	<ul style="list-style-type: none"> Council mapping does not reflect State SPP mapping
23	Local Planning/ structure planning	<ul style="list-style-type: none"> Lack of small community Local Planning
	Employment areas	<ul style="list-style-type: none"> Lack of operating businesses in Bauple
24	Useability	<ul style="list-style-type: none"> Importance of prioritising the natural environment in the planning scheme
	Environmental	<ul style="list-style-type: none"> Importance of state agencies for environmental matters as controlling authorities



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> • Importance of prioritising the natural environment in the planning scheme
25	Liveability	<ul style="list-style-type: none"> • Need for compulsory street trees • Improve stormwater outcomes • Streets aren't wide enough • Do not allow development elevated areas (Takura to Urraween) and prohibit development 0.5km from base of the hill
	Housing	<ul style="list-style-type: none"> • Housing
	Usability of the planning scheme	<ul style="list-style-type: none"> • Improve stormwater outcomes
	Infrastructure	<ul style="list-style-type: none"> • Need for additional infrastructure charges for future infrastructure needs
	Natural hazards	<ul style="list-style-type: none"> • Require no fill in floodplains
	Environmental	<ul style="list-style-type: none"> • Protect elevated areas as environmental corridors
	Operational matters	<ul style="list-style-type: none"> • Requirement for approvals to be completed within certain timeframe

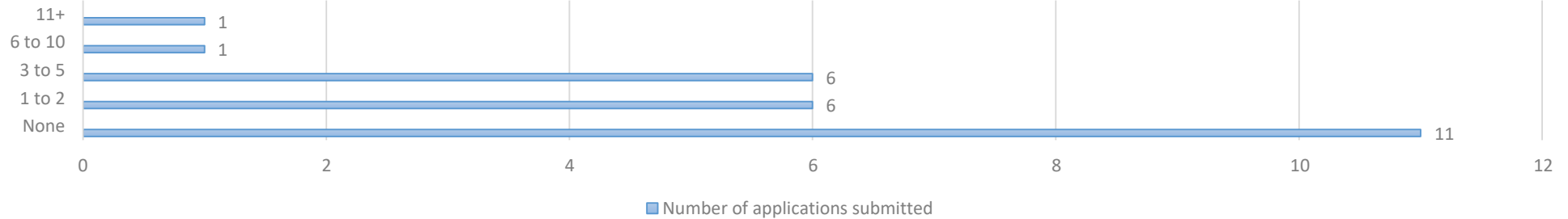


Engagement Hub Submissions – Usability

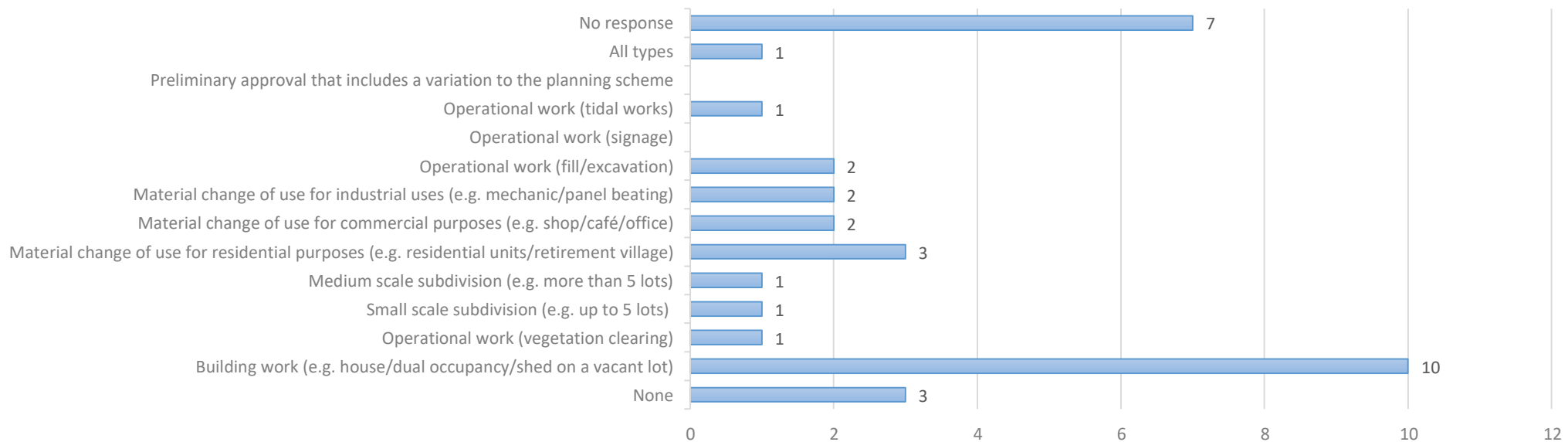




How many development applications have you submitted in the Fraser Coast Region?

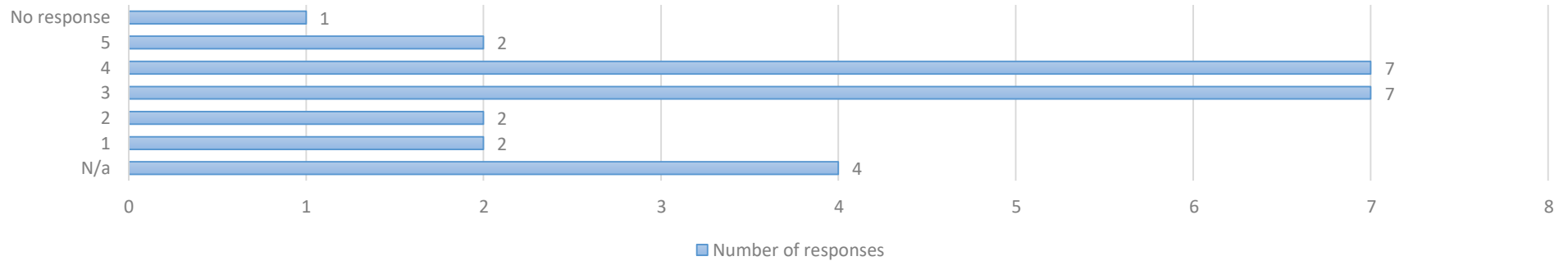


What kind of applications have you submitted in the Fraser Coast region?





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

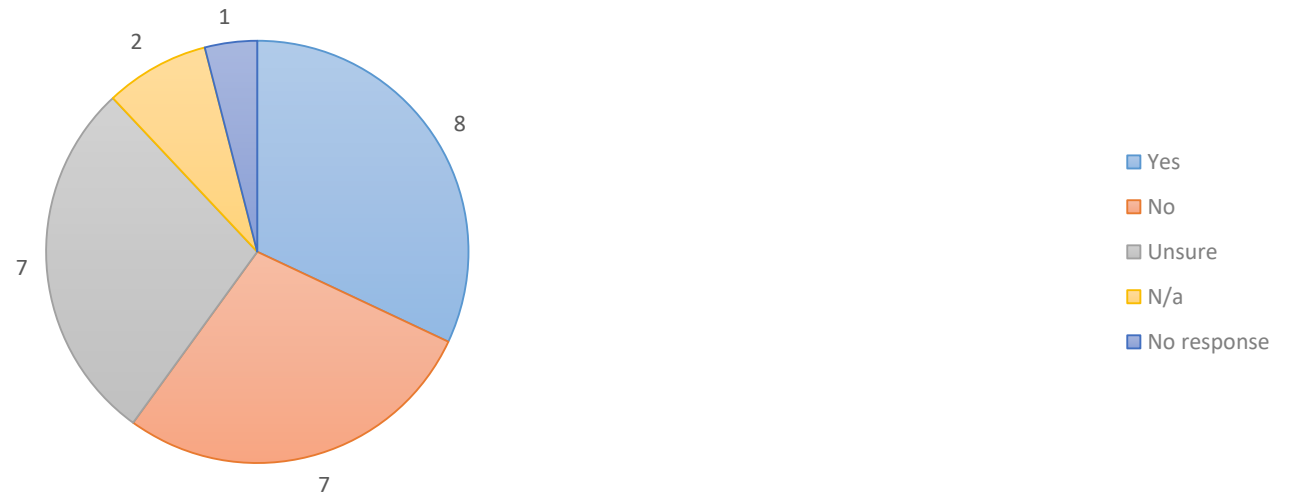


How do you access the planning scheme?





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



Submitter #	Issue/s raised	What we heard
1	Usability of the planning scheme	<ul style="list-style-type: none"> Misalignment of schemes codes and strategic framework There are opportunities to improve the electronic planning scheme mapping
	Employment areas	<ul style="list-style-type: none"> Planning scheme is not flexible enough to encourage innovation and investment
2	Nil	<ul style="list-style-type: none"> Nil
3	Nil	<ul style="list-style-type: none"> Nil
4	Nil	<ul style="list-style-type: none"> Nil
5	Usability of the planning scheme	<ul style="list-style-type: none"> Sunshine Coast Council's planning scheme, online mapping and PD online system is a good example of another Council's planning scheme There are not opportunities to improve the electronic planning scheme mapping



Submitter #	Issue/s raised	What we heard
6	Usability of the planning scheme	<ul style="list-style-type: none"> Review other Council's planning scheme, online mapping and PD online system to be more user friendly There are opportunities to improve the electronic planning scheme mapping. Sunshine Coast planning scheme mapping is a good example that is user friendly Adopt similar set out as Sunshine Coast Council's planning scheme, online mapping and PD online system – how system is set out and adopt the same software Scheme is too large for a layman to navigate, needs to follow the KISS principle, potential for summary of key point
7	Usability of the planning scheme	<ul style="list-style-type: none"> There are opportunities to improve the electronic planning scheme mapping On screen instructions of link at the top of the screen would be helpful. Difficult for those that are not computer literate Suggestions for improvements to mapping – search by address first then drill down to the various maps and layers
8	Usability of the planning scheme	<ul style="list-style-type: none"> Issues with performance based assessment Issues with layers in online mapping Suggestion for improvements to ePlan There are opportunities to improve the electronic planning scheme mapping The mapping is clunky and difficult to know which layers and maps to peruse. An interactive guide would be helpful Suggestions for improvements to planning scheme – implement an electronic scheme to assist in efficiently preparing development applications. Configure to be more interactive and lead through a series of questions to assist with navigation of the scheme.
9	Nil	<ul style="list-style-type: none"> Nil
10	Usability of the planning scheme	<ul style="list-style-type: none"> There are opportunities to improve the electronic planning scheme mapping Opportunity for the mapping to create planning reports for a specific site Difficult to navigate for outside users Difficult to understand the hierarchy Need a visual guide to the planning scheme Potential to generate an interactive planning report
11	Usability of the planning scheme	<ul style="list-style-type: none"> There are opportunities to improve the electronic planning scheme mapping Maps require legends, better formatting and more detail needed



Submitter #	Issue/s raised	What we heard
12	Usability of the planning scheme	<ul style="list-style-type: none"> • Suggestions for improvements to online mapping • There are opportunities to improve the electronic planning scheme mapping • Development adjoining could be mapped and links to local heritage place citations are broken and could be updated
13	Usability of the planning scheme	<ul style="list-style-type: none"> • Suggestions for improvements to online mapping • Bundaberg Council's planning scheme is a good example of another Council's planning scheme • There are opportunities to improve the electronic planning scheme mapping • Requires improved environmental and natural hazards mapping
14	Usability of the planning scheme	<ul style="list-style-type: none"> • Issues with performance based assessment • Inaccuracies in online mapping • Issues with duplication, overlap and ambiguity between different hierarchies of Government (i.e. Planning scheme, state and federal) • The scheme is ambiguous and is does not provide clarity to make sound business case decisions • The code requirements, performance criteria and acceptable solutions are not clear • There are opportunities to improve the electronic planning scheme mapping • The mapping is outdated and often inaccurate (e.g. flood level overlay not reflecting as constructed data supplied by developers)
	Operational	<ul style="list-style-type: none"> • Issues with pre-lodgement meeting process
15	Usability of the planning scheme	<ul style="list-style-type: none"> • There are not opportunities to improve the electronic planning scheme mapping
16	Nil	<ul style="list-style-type: none"> • Nil
17	Usability of the planning scheme	<ul style="list-style-type: none"> • Online mapping program is slow and different modules cannot be viewed at the same time • Issues with assessment benchmarks (performance outcomes and acceptable outcomes) • Misalignment of schemes codes and strategic framework • Suggestions for improvements to Council's online interface • Gold Coast City Council's planning scheme is a good example of another Council's planning scheme (it has many hyperlinks and reads clearly) • There are opportunities to improve the electronic planning scheme mapping



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> The mapping is very slow and not combined to be viewed at the same time Not clear that overlays override levels of assessment
18	Nil	<ul style="list-style-type: none"> Nil
19	Operational	<ul style="list-style-type: none"> Issues with pre-lodgement meeting process
	Usability of the planning scheme	<ul style="list-style-type: none"> Issues with planning scheme are not inherent to the Fraser Coast The planning scheme is ambiguous and is not clear There are opportunities to improve the electronic planning scheme mapping
	Employment areas	<ul style="list-style-type: none"> Planning scheme is not flexible enough to encourage innovation and investment
	Local Planning/structure planning	<ul style="list-style-type: none"> Economic opportunities for Aldershot, Bidwill, other small areas not currently recognised particularly for 'eco-village' style development
20	Nil	<ul style="list-style-type: none"> Nil
21	Nil	<ul style="list-style-type: none"> Nil
22	Environmental	<ul style="list-style-type: none"> Improve environmental mapping in accordance with State/other relevant environmental mapping Current strategic environmental mapping requires more work to incorporate corridors for wildlife There are opportunities to improve the electronic planning scheme mapping Improved environmental mapping (high to medium biodiversity and conservation values)
23	Usability of the planning scheme	<ul style="list-style-type: none"> Make using the 'ePlan' more intuitive.
24	Usability of the planning scheme	<ul style="list-style-type: none"> Planning scheme is difficult to interpret for general public/lay users Schemes provisions are not clear, conflict and are confusing Planning scheme is clear in some areas and confusing in others (inflexible, not adaptive, conflicting and confusing) There are opportunities to improve the electronic planning scheme mapping Table of uses is not user friendly for lay people – business start-ups, tenants leasing commercial premises
25	Usability of the planning scheme	<ul style="list-style-type: none"> There are opportunities to improve the electronic planning scheme mapping Improved environmental mapping (wetlands, species, habitat not mapped)



Submitter #	Issue/s raised	What we heard
	Operational matters	<ul style="list-style-type: none"> • More access to hard copies of planning schemes at Council customer service centres
	Environmental	<ul style="list-style-type: none"> • Current wetland mapping does not reflect environmental values (i.e. Burrum Heads-Torbanlea Road) • Planning scheme requires mapping for critically endangered species (i.e. Black breasted button quail, glossy black cockatoo and other species) • Consider nesting turtles on beaches in decision making

Engagement Hub Responses – Trends and Opportunities

Submitter #	Issue/s raised	What we heard
1	Liveability	<ul style="list-style-type: none"> • Linkage between protection of water quality, coastal environment, role natural resources plays for tourism • Recognise waterways as important assets for our economy • Opportunities to update the strategic framework (climate change, waste disposal, recycled water, agriculture, agri-tourism)
	Employment	<ul style="list-style-type: none"> • Conflicting land use issues (i.e. Rural uses and houses) • Opportunities for diversification of rural industries (i.e. Agri-business and agriculture)
	Usability of the planning scheme	<ul style="list-style-type: none"> • Vision needs to be reworded • Issues important in review of the planning scheme - Protecting the natural environment, facilitating economic development, providing infrastructure and services, improving resilience to natural hazards and biosecurity - although this may be captured under "Improving resilience to natural hazards".
	Infrastructure	<ul style="list-style-type: none"> • Facilitate the use of recycled water • Address issues of wastewater disposal
2	Liveability	<ul style="list-style-type: none"> • Opportunities to update the strategic framework (climate change, biodiversity, natural systems, development standards, physical and mental wellbeing) • Poor development outcomes – need green space
	Housing	<ul style="list-style-type: none"> • Need to address population growth and housing • Allow smaller subdivision sizes but offset with parks, buffers to waterways and native bush retention



Submitter #	Issue/s raised	What we heard
	Environmental	<ul style="list-style-type: none"> • Conflicting between anticipated development and overlays (i.e. Conservation values) • Protecting biodiversity and natural systems should be addressed in the planning scheme
	Natural hazards	<ul style="list-style-type: none"> • Natural hazards should be addressed in the planning scheme (Eli Creek to Dundowran)
	Usability of the planning scheme	<ul style="list-style-type: none"> • Vision does not need rewording • Issues important in review of the planning scheme - Better development design, protecting the natural environment, improving access and mobility and improving resilience to natural hazards
3	Liveability	<ul style="list-style-type: none"> • Opportunities to update the strategic framework (climate change, biodiversity, natural systems, development standards, physical and mental wellbeing) • Poor development outcomes
	Environmental	<ul style="list-style-type: none"> • Conflicting between anticipated development and overlays (i.e. Conservation values) • Protecting biodiversity and natural systems should be addressed in the planning scheme
	Housing	<ul style="list-style-type: none"> • Need to address population growth and housing • Allow smaller subdivision sizes but offset with parks, buffers to waterways and native bush retention
	Natural hazards	<ul style="list-style-type: none"> • Natural hazards should be addressed in the planning scheme (Eli Creek to Dundowran)
	Usability of the planning scheme	<ul style="list-style-type: none"> • Vision needs to be reworded • Issues important in review of the planning scheme - Better development design, protecting the natural environment, improving access and mobility and improving resilience to natural hazards
4	Housing	<ul style="list-style-type: none"> • Need for affordable housing options • Multiple dwellings on large land block for families to co-locate
	Liveability	<ul style="list-style-type: none"> • Green space and recreational corridors for residential areas • Encourage community gardens and small scale residential 'agriculture'
	Infrastructure	<ul style="list-style-type: none"> • Encourage responsible waste management
	Usability of the planning scheme	<ul style="list-style-type: none"> • Vision needs to be reworded • Issues important in review of the planning scheme – improving community wellbeing, protecting the natural environment, improving resilience to natural hazards and supporting community resilience and sustainability
	Employment areas	<ul style="list-style-type: none"> • Encourage community-based employment support
5	Environmental	<ul style="list-style-type: none"> • Importance of protecting waterways and biodiversity of region



Submitter #	Issue/s raised	What we heard
	Usability of the planning scheme	<ul style="list-style-type: none"> • Vision needs to be reworded • Issues important in review of the planning scheme – improving community wellbeing, better development design, protecting the natural environment, protecting cultural heritage (Indigenous and post-settlement) and providing infrastructure and services
6	Housing	<ul style="list-style-type: none"> • Importance of providing housing diversity to cater for changing housing trends in choice • Provide affordable housing
	Usability of the planning scheme	<ul style="list-style-type: none"> • Vision needs to be reworded • Issues important in review of the planning scheme – better development design, affordable housing, facilitating economic development, facilitating housing diversity in appropriate locations
7	Liveability	<ul style="list-style-type: none"> • Importance of protecting of elements that make the Fraser Coast liveable • Create walkable neighbourhoods (footpaths and bikeways) • Preference for a slower growing region • Lot sizes that are large enough to include areas for children to play and access to fresh air • Interrelationship between environment and tourism elements that make Fraser Coast liveable
	Housing	<ul style="list-style-type: none"> • Minimum lot size of 800sqm
	Environmental	<ul style="list-style-type: none"> • Need to retain and respect natural environmental and open spaces
	Natural hazards	<ul style="list-style-type: none"> • Issues of natural hazards and potential and existing development
	Usability of the planning scheme	<ul style="list-style-type: none"> • Ensure adequate footpath width • Vision needs to be reworded to being able to breathe the fresh air, have time to enjoy the natural environment and live safely in homes. • Vision needs to consider ultimate end users (e.g. residents) • Issues important in review of the planning scheme – improving community wellbeing, better development design, protecting the natural environment, protecting cultural heritage (Indigenous and post-settlement, improve resilience to natural hazards, space, personal safety, preserving nature and wildlife and respecting the past
8	Liveability	<ul style="list-style-type: none"> • Importance of protecting of elements that make the Fraser Coast liveable (environment and character housing) • Need for connectivity of footpaths with street trees
	Housing	<ul style="list-style-type: none"> • Importance of providing different housing types • Need to address urban sprawl



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> • Need to address downsizing trends • ‘Salt and pepper’ approach for varied housing types
	Environment	<ul style="list-style-type: none"> • Need to retain existing vegetation in subdivisions
	Cultural heritage	<ul style="list-style-type: none"> • Provide more guidance for cultural heritage requirements
	Usability of the planning scheme	<ul style="list-style-type: none"> • The vision needs to be reworded to reflect more sustainability of both economy and natural environment which makes our local identify unique • Issues important in review of the planning scheme –better development design, protecting the natural environment, protecting cultural heritage (Indigenous and post-settlement, facilitating economic development, improving access and mobility, provide wildlife corridors and strengthen the protection of heritage and character values.
9	Liveability	<ul style="list-style-type: none"> • Importance of protecting of elements that make the Fraser Coast liveable (environment, cultural heritage and natural hazards) • Risk of overdevelopment • Interrelationship between economy and tourism and the protection of the environment and communities
	Housing	<ul style="list-style-type: none"> • Currently there is an overallocation of housing development areas
	Environmental	<ul style="list-style-type: none"> • Protect biodiversity and natural systems • Conflicts between environmental values and development • Give more weight to the value of the natural environment including the Ramsar Wetlands and Great Sandy Biosphere Reserve
	Natural hazards	<ul style="list-style-type: none"> • Give more weight to climate change
	Cultural heritage	<ul style="list-style-type: none"> • Need to protect cultural heritage and character
	Usability of the planning scheme	<ul style="list-style-type: none"> • Vision needs to be reworded • Issues important in review of the planning scheme – improving community wellbeing, affordable housing, protecting the natural environment, protecting cultural heritage (Indigenous and post-settlement), improving resilience to natural hazards
10	Cultural heritage	<ul style="list-style-type: none"> • Strong heritage and character values of region and tourism opportunities • Demolition control precincts is an outdated concept



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> • Opportunity to update heritage and culture overlay to allow for all types of architectural styles and not be dependant on age, but cultural significance
	Usability of the planning scheme	<ul style="list-style-type: none"> • Vision needs to be reworded • Issues important in review of the planning scheme – better development design and protecting cultural heritage (Indigenous and post-settlement)
11	Housing	<ul style="list-style-type: none"> • Need to facilitate infill development • Excess of available land for development • Affordable housing is required but needs to consider a balanced community with stable, sustainable socio-economic outcomes
	Employment areas	<ul style="list-style-type: none"> • Need to facilitate jobs and business opportunities
	Usability of the planning scheme	<ul style="list-style-type: none"> • Vision needs to be reworded with a strong focus on diverse balanced economy and job creation • Issues important in review of the planning scheme – better development design, facilitating economic development, providing infrastructure and services and improving access and mobility
12	Liveability	<ul style="list-style-type: none"> • Interrelationship between environment, community and economy • Need for well-designed footpaths
	Employment areas	<ul style="list-style-type: none"> • Need for sustainable economy
	Environmental	<ul style="list-style-type: none"> • Need to protect the environment • Need an emphasis on conservation of the natural environment
	Usability of the planning scheme	<ul style="list-style-type: none"> • Issues important in review of the planning scheme – improving community wellbeing, protecting the natural environment, protecting cultural heritage (Indigenous and post-settlement) and improving resilience to natural hazards
13	Liveability	<ul style="list-style-type: none"> • Reduce urban sprawl
	Cultural heritage	<ul style="list-style-type: none"> • Conservation of heritage and character areas by expanding demolition control areas
	Natural hazards	<ul style="list-style-type: none"> • Address climate change
	Usability of the planning scheme	<ul style="list-style-type: none"> • Issues important in review of the planning scheme – improving community wellbeing, better development design, protecting the natural environment and protecting cultural heritage (Indigenous and post-settlement)
	Environmental	<ul style="list-style-type: none"> • Protect and actively conserve the natural environment



Submitter #	Issue/s raised	What we heard
14	Liveability	<ul style="list-style-type: none"> • Need for quality development outcomes protect and enhance the natural environment • Retain coastal feel and character of the area
	Environmental	<ul style="list-style-type: none"> • Protect areas identified as ecologically important
	Natural hazards	<ul style="list-style-type: none"> • Protect areas subject to natural hazards
	Usability of the planning scheme	<ul style="list-style-type: none"> • Issues important in review of the planning scheme – improving community wellbeing, better development design, affordable housing, protecting the natural environment, protecting cultural heritage (Indigenous and post-settlement) and improving resilience to natural hazards
	Housing	<ul style="list-style-type: none"> • Address urban sprawl
15	Employment areas	<ul style="list-style-type: none"> • Need for business/employment opportunities
	Infrastructure	<ul style="list-style-type: none"> • Need for services for small settlements
	Local Planning/structure planning	<ul style="list-style-type: none"> • Identify new Local Plans for small communities • Allow flexibility for different uses in small communities to improve commercial viability
	Usability of the planning scheme	<ul style="list-style-type: none"> • Issues important in 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 and improving resilience to natural hazards
16	Liveability	<ul style="list-style-type: none"> • Need to reflect sustainability in strategic framework • Need for safe walkable neighbourhoods • Address out of sequence development from occurring
	Natural hazards	<ul style="list-style-type: none"> • Need a resilient/adaptive approach to natural hazards
	Housing	<ul style="list-style-type: none"> • Importance of providing different housing types • Needs to address urban sprawl
	Environmental	<ul style="list-style-type: none"> • Need to retain existing vegetation in the creation of new subdivisions
	Usability of the planning scheme	<ul style="list-style-type: none"> • Issues with infrastructure given to Council as a result of development • Need to review the planning scheme's vision to recognise natural hazards • Identify sufficient developable land upfront (e.g. environmental and natural hazard constraints)



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> Issues important in 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, build better communities, sustainability (environmental and financial), infrastructure needs to be maintainable by Council and liveability (street trees and sufficient design of roads)
	Infrastructure	<ul style="list-style-type: none"> Review road and footpath requirements
	Operational matters	<ul style="list-style-type: none"> Development application information being provided at subsequent stages instead of at parent stage of development application
17	Employment	<ul style="list-style-type: none"> Need for access to attractive employment opportunities
	Housing	<ul style="list-style-type: none"> Need for affordable housing options
	Liveability	<ul style="list-style-type: none"> Demographic changes Accessible transport Importance of attracting internal students
	Usability of the planning scheme	<ul style="list-style-type: none"> Need to review the planning scheme's vision Issues important in 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 and COVID-19 and pandemic resilient communities
18	Usability of the planning scheme	<ul style="list-style-type: none"> The strategic vision requires clarity as the language used is not specific enough to define a clear preferred outcome Issues important in review of the planning scheme – facilitating economic development, providing infrastructure and services
	Liveability	<ul style="list-style-type: none"> KPMG reports population growth figures are below reasonable expectations and are not broken up into suburbs In some areas growth projections will be lower Growth projections do not take COVID-19 impacts into consideration (including interstate migration)
	Infrastructure	<ul style="list-style-type: none"> Need for more co-ordinated provision of trunk infrastructure (particularly roads)
	Housing	<ul style="list-style-type: none"> Investigate opportunities for infill development Demand for different housing types (i.e. Small lot subdivisions)



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> Allow flexibility for small lot subdivisions development outcomes (e.g. setbacks)
19	Liveability	<ul style="list-style-type: none"> Importance of accessibility, walkable neighbourhoods, parks and open spaces for all generations Issues with poor development outcomes (narrow streets, advertising signs, lack of trees and open space) Encourage alternative sustainable types of outcomes in the planning scheme
	Usability of the planning scheme	<ul style="list-style-type: none"> The strategic vision does not require revision as it is a strong statement, 'sustainable' should be reconsidered Issues important in review of the planning scheme – community wellbeing, natural environment, cultural heritage and access and mobility
20	Environmental	<ul style="list-style-type: none"> Need for more creative and environmentally suitable strategies (i.e. Reductions on clearing prior to development, defined ecological footprints for development, issuing penalties for breaching ecological footprints, emphasis on environmental covenants and layering environmental overlays with natural hazards) Need for more stringent environmental protection and improvement strategies
	Housing	<ul style="list-style-type: none"> Catering for disadvantaged members of the community with specific needs
	Natural hazards	<ul style="list-style-type: none"> Need to improve resilience to natural hazards (i.e. Flood)
	Usability of the planning scheme	<ul style="list-style-type: none"> Issues important in review of the planning scheme –better development design, affordable housing, protecting the natural environment, improving resilience to natural hazards

Engagement Hub Submissions – Strategic framework

Submitter #	Issue/s raised	What we heard
1	Usability of the planning scheme	<ul style="list-style-type: none"> Strategic maps require updating Strategic framework map 4 (natural environment and landscape character) to be updated to 'Declared Fish Habitat Areas' Strategic framework map 3 (transport and infrastructure) could include agricultural irrigation channels and cane rail Theme 2 - economic resources and development requires review
	Employment areas	<ul style="list-style-type: none"> Reflect aquaculture in strategic framework under theme 2
2	Liveability	<ul style="list-style-type: none"> Need for access to natural environment/open spaces from homes for community wellbeing



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> The strategic framework is an accurate portrayal of how the region should develop over the next 20 years Consider amenity concerns in new subdivisions
	Environmental	<ul style="list-style-type: none"> Encourage and retain existing native vegetation and wildlife corridors as part of development Discourage removal of vegetation on public land Consider regrowth vegetation as valuable to retain
	Natural hazards	<ul style="list-style-type: none"> Planning scheme needs to address future development areas subject to natural hazards
	Usability of the planning scheme	<ul style="list-style-type: none"> The strategic framework is an accurate portrayal of how the region should develop over the next 20 years Failure to achieve objectives of strategic framework Theme 1 - settlement pattern requires review Conflicts between themes
3	Usability of the planning scheme	<ul style="list-style-type: none"> Theme 1 - settlement pattern and theme 6 - natural environment and landscape character require review
	Environmental	<ul style="list-style-type: none"> Encourage and retain existing native vegetation and wildlife corridors as part of development Discourage removal of vegetation on public land Consider regrowth vegetation as valuable to retain
	Natural hazards	<ul style="list-style-type: none"> Planning scheme needs to address future development areas subject to natural hazards
	Liveability	<ul style="list-style-type: none"> Need for access to natural environment/open spaces from homes for community wellbeing The strategic framework is an accurate portrayal of how the region should develop over the next 20 years Consider amenity concerns in new subdivisions
4	Liveability	<ul style="list-style-type: none"> The strategic framework is an accurate portrayal of how the region should develop over the next 20 years
	Usability of the planning scheme	<ul style="list-style-type: none"> Theme 6 - natural environment and landscape character requires review
5	Liveability	<ul style="list-style-type: none"> The strategic framework is an accurate portrayal of how the region should develop over the next 20 years Development should take into consideration lifestyle residents bought into
	Usability of the planning scheme	<ul style="list-style-type: none"> Theme 6 - natural environment and landscape character requires review



Submitter #	Issue/s raised	What we heard
	Operational matters	<ul style="list-style-type: none"> Development needs to occur in accordance with planning scheme intent
6	Liveability	<ul style="list-style-type: none"> Review permitting urban growth along Booral Road The strategic framework is an accurate portrayal of how the region should develop over the next 20 years
	Housing	<ul style="list-style-type: none"> Strategic framework needs to address housing affordability and diversity
	Usability of the planning scheme	<ul style="list-style-type: none"> Strategic maps require updating Theme 5 - access and mobility requires review
7	Liveability	<ul style="list-style-type: none"> The strategic framework is not an accurate portrayal of how the region should develop over the next 20 years
	Local Planning/structure planning	<ul style="list-style-type: none"> River Heads locality requires review in framework in the form of a Local Plan
	Infrastructure	<ul style="list-style-type: none"> Sewerage areas should be defined in urban areas
	Environmental	<ul style="list-style-type: none"> Planning scheme mapping should reflect EPBC protected areas mapping Commitment to protecting environmental values
	Usability of the planning scheme	<ul style="list-style-type: none"> Strategic maps require updating Strengthen planning scheme to refuse development applications if development conflicts with environmental values Theme 6 - natural environment and landscape character requires review Community wellbeing theme needs to be updated to ensure healthy, strong and safe communities is ensured
8	Liveability	<ul style="list-style-type: none"> Issues with achieving good urban design outcomes (compact, walkable, transport, natural landscapes) Need to incorporate sustainability principles into strategic framework Interrelationship of themes (tourism, environment, settlement pattern) Need for walkable neighbourhoods
	Natural hazards	<ul style="list-style-type: none"> Impacts of areas anticipated for development and natural hazards
	Environmental	<ul style="list-style-type: none"> Scheme to have stronger environmental protections for development
	Employment areas	<ul style="list-style-type: none"> Ensure economic resources consider long term sustainability



Submitter #	Issue/s raised	What we heard
	Useability	<ul style="list-style-type: none"> • Strategic maps are difficult to read and interpret • Strategic vision requires review • Strategic maps require updating • Theme 1 – Settlement Pattern, theme 2 – Economic Resources and Development, theme 3 – Community wellbeing, theme 4 – Infrastructure and services, theme 5 – Access and mobility and theme 6 – Natural environment and landscape character require review
9	Liveability	<ul style="list-style-type: none"> • The strategic framework is an accurate portrayal of how the region should develop over the next 20 years
10	Liveability	<ul style="list-style-type: none"> • Strategic framework is not an accurate portrayal of how the community should develop over the next 20 years
	Useability	<ul style="list-style-type: none"> • Theme 1 – Settlement Pattern and theme 4 – Infrastructure and services require review • Strategic maps require updating
11	Usability of the planning scheme	<ul style="list-style-type: none"> • Theme 3 – Community wellbeing, theme 5 – Access and mobility and theme 6 – Natural environment and landscape character require review • Strategic maps require updating
12	Liveability	<ul style="list-style-type: none"> • Strategic framework is not an accurate portrayal of how the community should develop over the next 20 years
	Usability of the planning scheme	<ul style="list-style-type: none"> • Theme 3 – Community wellbeing, theme 5 – Access and mobility and theme 6 – Natural environment and landscape character require review
13	Liveability	<ul style="list-style-type: none"> • Strategic framework is not an accurate portrayal of how the community should develop over the next 20 years
	Usability of the planning scheme	<ul style="list-style-type: none"> • Theme 2 – Economic Resources and Development and theme 6 – Natural environment and landscape character require review
14	Usability of the planning scheme	<ul style="list-style-type: none"> • Theme 1 – Settlement Pattern, theme 2 – Economic Resources and Development, theme 3 – Community wellbeing, theme 4 – Infrastructure and services, theme 5 – Access and mobility and theme 6 – Natural environment and landscape character require review • Strategic maps require updating
15	Nil	<ul style="list-style-type: none"> • Nil
16	Liveability	<ul style="list-style-type: none"> • Strategic framework is not an accurate portrayal of how the community should develop over the next 20 years
	Usability of the planning scheme	<ul style="list-style-type: none"> • Theme 1 - settlement pattern and theme 6 - natural environment and landscape character require review • Strategic maps require updating



Submitter #	Issue/s raised	What we heard
17	Usability of the planning scheme	<ul style="list-style-type: none"> • Theme 1 – Settlement Pattern, theme 2 – Economic Resources and Development, theme 3 – Community wellbeing, theme 4 – Infrastructure and services require review • Strategic maps require updating
18	Usability of the planning scheme	<ul style="list-style-type: none"> • Theme 6 - natural environment and landscape character requires review
19	Liveability	<ul style="list-style-type: none"> • Strategic framework is not an accurate portrayal of how the community should develop over the next 20 years
	Infrastructure	<ul style="list-style-type: none"> • Need for incorporation of recent Council strategies, projects, policies and facilities in mapping • Consider lower order roads standard in smaller township areas • Different levels of service in different localities
	Local Planning/structure planning	<ul style="list-style-type: none"> • Reflect uniqueness of coastal villages, rural townships and rural residential areas both in the strategic framework and local plans • Investigate local plan options for Tiaro
	Natural hazards	<ul style="list-style-type: none"> • More attention needs to be given to natural hazards
	Employment areas	<ul style="list-style-type: none"> • Recognise the importance of foreshore areas and beaches as major tourist economic drivers for tourism
	Useability	<ul style="list-style-type: none"> • Strategic mapping does not appear on Council's website • Mapping does not reflect Dooloong Flats area is fully serviced and expected to be developed • Interrelationship of themes (i.e. Environmental, tourism and economic) Theme 1 – Settlement Pattern, theme 2 – Economic Resources and Development, theme 4 – Infrastructure and services, theme 5 – Access and mobility and theme 6 – Natural environment and landscape character require review • Update scheme to reflect other Council projects and strategies • Impacts of current developments on scheme (i.e. Highway bypass of Tiaro, Colton Mine re-opening, changing agricultural land uses, provision of NBN, development opportunities in Howard if sewered, Major Sport and Recreation Open Space Area, changes to infrastructure, etc)
20	Usability of the planning scheme	<ul style="list-style-type: none"> • Themes 5 – Access and mobility and 6 – Natural environment and landscape character require prioritisation
	Environmental	<ul style="list-style-type: none"> • Need to map key wildlife corridors and habitat areas (particularly in areas impacted by arterial roads, south of Hervey Bay airport and the coastal strip)



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> Investigate options for reducing roadkill in planning scheme provisions (i.e. Enforced speed limits, under road bridges, tunnel for wildlife corridor) Current environmental overlay mapping requires more detailed data
21	Liveability	<ul style="list-style-type: none"> Recognise USC campus for 'knowledge, community and culture hub' values Review and update the strategic framework to ensure it is reflective of current and future matters relevant to the Fraser Coast
22	Liveability	<ul style="list-style-type: none"> Strategic framework is not an accurate portrayal of how the community should develop over the next 20 years
	Usability of the planning scheme	<ul style="list-style-type: none"> Strategic plan does not take development constraints into account identifying preferred land use for future development Theme 1 – Settlement Pattern, Theme 2 – Economic Resources and Development, Theme 4 – Infrastructure and services and Theme 6 – Natural environment and landscape character require review
	Infrastructure	<ul style="list-style-type: none"> Infrastructure plan needs to meet the needs of developable land
	Housing	<ul style="list-style-type: none"> A study should be undertaken to identify developable areas by identifying development constraints
23	Environmental	<ul style="list-style-type: none"> Recognising the environment as having its own intrinsic value and being protecting it when it conflicts with development Issues with relying on environmental offsets Investigate ways to reduce emissions in the planning scheme Investigate potential environmental opportunities for stormwater treatment (i.e. artificial wetlands used for environmental and recreational purposes) Increase areas protected for conservation values Address impacts of subdivisions on water quality health and vegetation removal Investigate opportunities for koala conservation and have more rigorous requirements where koala trees are removed Request for more environmental plans/bylaws to inform the planning scheme Investigate future environmental protection areas Include vulnerable species in mapping Consider treatment of stormwater through water sensitive urban design Opportunity to mark dams through mapping



Submitter #	Issue/s raised	What we heard
	Liveability	<ul style="list-style-type: none"> • Investigate opportunities for separating development by bands of green spaces for environmental and recreational activities • Importance of cycling connections on wide roads • Energy efficiency and reduction of emissions • Encourage infill development and sustainable living (i.e. Solar panel use, water tank use) • Encourage accessibility (i.e. Public transport) • Addressing future water supply for increased population
	Employment areas	<ul style="list-style-type: none"> • Need for scheme to encourage renewable energy industries
	Housing	<ul style="list-style-type: none"> • Need for retirement homes and nursing homes
	Usability of the planning scheme	<ul style="list-style-type: none"> • Lack of strength in planning scheme to achieve desires of communities
	Operational	<ul style="list-style-type: none"> • Increase number of environmental staff
24	Usability of the planning scheme	<ul style="list-style-type: none"> • Theme 1 - settlement pattern and theme 6 - natural environment and landscape character require review • Strategic maps require updating • Need for review of Council/State owned properties zoning
	Environmental	<ul style="list-style-type: none"> • Need for stronger requirements for environmental protection
	Liveability	<ul style="list-style-type: none"> • Strategic framework is not an accurate portrayal of how the community should develop over the next 20 years • Importance of living in a safe community
25	Liveability	<ul style="list-style-type: none"> • Strategic framework is not an accurate portrayal of how the community should develop over the next 20 years • Importance of living in a safe community
	Usability of the planning scheme	<ul style="list-style-type: none"> • Theme 3 - community wellbeing, theme 5 - access and mobility and theme 6 - natural environment and landscape character require review • Request for higher priority for key elements
26	Liveability	<ul style="list-style-type: none"> • Strategic framework is not an accurate portrayal of how the community should develop over the next 20 years • Opportunity to develop hubs (i.e. Emergency response) • Needs to be a balance between development and conservation • Addressing future water supply for increased population



Submitter #	Issue/s raised	What we heard
	Usability of the planning scheme	<ul style="list-style-type: none"> • Strategic mapping requires review • Theme 1 – settlement pattern and theme 4 – infrastructure services require review
	Housing	<ul style="list-style-type: none"> • Oversupply of greenfield areas as sufficient infill areas to develop • Unviability of high density developments
	Operational matters	<ul style="list-style-type: none"> • A shorter life of the planning scheme is needed
	Local Planning/structure planning	<ul style="list-style-type: none"> • Need to define locality boundaries
	Infrastructure	<ul style="list-style-type: none"> • Lack of quality recreational infrastructure
	Employment areas	<ul style="list-style-type: none"> • Need to address changing agricultural industries • Encourage sustainability in agricultural industries
	Environmental	<ul style="list-style-type: none"> • Inaccurate environmental mapping • Opportunity for farmers to provide managed vegetation offset areas
27	Liveability	<ul style="list-style-type: none"> • Planning scheme aspirations are not being realised or encouraged through planning scheme outcomes • Planning scheme mapping requires review • More opportunities for access and mobility
	Environmental	<ul style="list-style-type: none"> • Need for more refined environmental mapping
	Usability of the planning scheme	<ul style="list-style-type: none"> • Unsure if what is written in the planning scheme is being achieved or encouraged through the development assessment process • Theme 1 – settlement pattern, theme 2 – economic resources and development, theme 3 – community wellbeing and theme 6 – natural environment and landscape character require review

Engagement Hub Submissions – Local Government Infrastructure Plan (LGIP)



Submitter #	Issue/s raised	What we heard
1	Infrastructure	<ul style="list-style-type: none"> The LGIP adequately responds to the infrastructure demands across the region
2	Nil	<ul style="list-style-type: none"> Nil
3	Infrastructure	<ul style="list-style-type: none"> The LGIP adequately responds to the infrastructure demands across the region Levels of service, priority infrastructure boundaries and infrastructure catchments require review
	Local Planning/structure planning	<ul style="list-style-type: none"> Request for a River Reads Local Plan
4	Infrastructure	<ul style="list-style-type: none"> The LGIP adequately responds to the infrastructure demands across the region Priority infrastructure boundaries require review Decrease charge applicable to multi-unit developments (retirement villages, lifestyle communities, apartments and townhouses)
5	Liveability	<ul style="list-style-type: none"> Request for footpaths and bikeways to be provided to Turtle Cove/River Heads
	Infrastructure	<ul style="list-style-type: none"> The LGIP does not adequately respond to the infrastructure demands across the region Infrastructure catchments and future infrastructure projects require review Request for more road infrastructure Update infrastructure mapping
	Environmental	<ul style="list-style-type: none"> Scheme does not reflect EPBC requirements (i.e. Wildlife buffers, Great sandy Strait Management plan)
	Employment areas	<ul style="list-style-type: none"> Opportunity to encourage industrial uses in Maryborough
6	Nil	<ul style="list-style-type: none"> Nil
7	Nil	<ul style="list-style-type: none"> Nil
8	Infrastructure	<ul style="list-style-type: none"> The LGIP does not adequately respond to the infrastructure demands across the region Lack of accountability of LGIP mechanism and processes Levels of service, trunk infrastructure identification, demand assumptions and time frame of LGIP require review Poor quality of infrastructure provided
	Housing	<ul style="list-style-type: none"> Opportunity to encourage infill development with high quality infrastructure
9	Environmental	<ul style="list-style-type: none"> Need to address conflicts between the provision of infrastructure and environmental values
10	Infrastructure	<ul style="list-style-type: none"> The LGIP does not adequately respond to the infrastructure demands across the region



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> Levels of service, priority infrastructure boundaries, infrastructure catchments, trunk infrastructure identification and transparency of process require review Increase transparency of process
11	Infrastructure	<ul style="list-style-type: none"> Levels of service requires review
12	Infrastructure	<ul style="list-style-type: none"> The LGIP adequately responds to the infrastructure demands across the region
13	Infrastructure	<ul style="list-style-type: none"> The LGIP could be improved to facilitate better development in Glenwood
14	Infrastructure	<ul style="list-style-type: none"> The LGIP does not adequately respond to the infrastructure demands across the region Infrastructure identified in LGIP requires more detailed planning and project scoping that what resourcing permits Recommends more detailed Local Planning and Council modelling and programs Need to protect environmental values with LGIP (i.e. Water quality) Levels of service, priority infrastructure boundaries, trunk infrastructure identification require review LGIP needs to provide more refined project scoping and planning Need to incorporate existing Council strategies into LGIP
	Local Planning/structure planning	<ul style="list-style-type: none"> More detailed stormwater planning in the Nikenbah Local Plan would be beneficial
15	Nil	<ul style="list-style-type: none"> Nil
16	Infrastructure	<ul style="list-style-type: none"> The LGIP does not adequately respond to the infrastructure demands across the region LGIP requires review and improvement to be more flexible Priority infrastructure boundaries, trunk infrastructure identification, demand assumptions require review
	Local Planning/structure planning	<ul style="list-style-type: none"> Nikenbah, Chapel Road to Booral Road and St Helens are areas where the LGIP could be improved to better facilitate development
	Operational matters	<ul style="list-style-type: none"> Request for more consultation with industry groups
17	Infrastructure	<ul style="list-style-type: none"> LGIP needs incorporation of environmental values (e.g. requirements for biopassages where roads cross streams)



Submitter #	Issue/s raised	What we heard
	Useability	<ul style="list-style-type: none"> It is recommended planning scheme terminology is strengthened to achieve better outcomes for development
18	Liveability	<ul style="list-style-type: none"> Investigate options for self-sustainability outcomes
	Infrastructure	<ul style="list-style-type: none"> The LGIP adequately responds to the infrastructure demands across the region

Engagement Hub Submissions – Tables of Assessment

Submitter #	Issue/s raised	What we heard
1	Employment areas	<ul style="list-style-type: none"> Investigate opportunities to encourage alternative uses and/or lower current levels of assessment in the rural zone (i.e. Agri-tourism, non-resident workforce accommodation, tourist park, on-farm composting) Investigate requirements for distance of new dwelling houses to existing agricultural operators (noise, dust, spray drift, etc)
	Liveability	<ul style="list-style-type: none"> Investigate areas where there are opportunities to increase/decrease levels of assessment
	Usability of the planning scheme	<ul style="list-style-type: none"> There are opportunities in the scheme for less regulation and lower levels of assessment There are opportunities in the planning scheme to increased regulation and higher levels of assessment The current tables of assessment are easy to use and understand
2	Usability of the planning scheme	<ul style="list-style-type: none"> There should not be increased regulation or higher levels of assessment The current levels of assessment are not easy to use and understand
3	Operational matters	<ul style="list-style-type: none"> Issues with currency periods of approvals
	Liveability	<ul style="list-style-type: none"> Investigate areas where there are opportunities to increase/decrease levels of assessment Issues with building heights, amenity to existing residents Issues with development outcomes
	Usability of the planning scheme	<ul style="list-style-type: none"> There are not any opportunities in the planning scheme for less regulation or lowered levels of assessment There are opportunities in the planning scheme for increase regulation or lowered levels of assessment There should be increased regulation or levels of assessment
	Operations	<ul style="list-style-type: none"> Developers should consult with existing residents if approval is likely to impact them



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> Time limits should be enforced if development approvals are not progressed
4	Usability of the planning scheme	<ul style="list-style-type: none"> There should not be increased regulation and higher levels of assessment Tables of assessment are easy to use and understand
5	Usability of the planning scheme	<ul style="list-style-type: none"> There should be less regulation and lower levels of assessment Tables of assessment are not easy to use and understand
	Operational matters	<ul style="list-style-type: none"> Opportunity for 'layman's' guide to levels of assessment tables
	Liveability	<ul style="list-style-type: none"> Issues with liveable sheds impacting amenity of residential areas
6	Usability of the planning scheme	<ul style="list-style-type: none"> There are opportunities in the planning scheme for less regulation and lower levels of assessment The current tables of assessment are easy to use and understand
	Liveability	<ul style="list-style-type: none"> Investigate areas where there are opportunities to increase/decrease levels of assessment
7	Operational matters	<ul style="list-style-type: none"> Issues with the way assessment benchmarks are applied
	Usability of the planning scheme	<ul style="list-style-type: none"> There are opportunities in the planning scheme for less regulation and lower levels of assessment Overlapping performance criteria Assessment provisions need to provide more certainty There should not be increased regulation or higher levels of assessment The current tables of assessment are not easy to use and understand Overlays need to reflect current and accurate data
	Operational matters	<ul style="list-style-type: none"> Pre-lodgement meeting process
8	Useability of the planning scheme	<ul style="list-style-type: none"> There are not opportunities in the planning scheme for less regulation or lower levels of assessment There should be increased regulation and higher levels of assessment in areas of environmental value Strengthen environmental requirements to prohibit development in areas of environmental value (particularly koala habitat) The current tables of assessment are easy to use and understand
	Environmental	<ul style="list-style-type: none"> Conflicts between development and environmental values



Submitter #	Issue/s raised	What we heard
9	Usability of the planning scheme	<ul style="list-style-type: none"> There are not opportunities in the scheme for less regulation or lower levels of assessment
10	Liveability	<ul style="list-style-type: none"> Investigate areas where there are opportunities to increase/decrease levels of assessment
	Usability of the planning scheme	<ul style="list-style-type: none"> There are opportunities in the scheme for less regulation or lower levels of assessment Clarity for level of assessment tables and local plans/overlays may change level of assessment Opportunity to reduce level of assessment of rooming accommodation in LDR1 subject to intensity of development There should be increased regulation or higher levels of assessment for subdivisions where lots are smaller than the desired minimum lot size and/or configuration The current levels of assessment are not easy to use and understand as they are difficult to read and it is not clear that the local plans/overlays may change a level of assessment
	Employment areas	<ul style="list-style-type: none"> Opportunity to facilitate tourist attraction uses in the rural zone (i.e. Agri-tourism/aqua park)
11	Usability of the planning scheme	<ul style="list-style-type: none"> There are not opportunities in the scheme for less regulation or lower levels of assessment There should not be increased regulation of higher levels of assessment
12	Usability of the planning scheme	<ul style="list-style-type: none"> There are opportunities in the scheme for more flexibility of regulation There should be increased regulation or higher levels of assessment There should be flexible requirements on ecological footprints in development applications Inflexibility of current provisions
	Liveability	<ul style="list-style-type: none"> Need to incorporate sustainability development opportunities
	Environmental	<ul style="list-style-type: none"> Need to introduce flexible requirements on ecological footprints in development applications
13	Liveability	<ul style="list-style-type: none"> Investigate areas where there are opportunities to increase/decrease levels of assessment
	Usability of the planning scheme	<ul style="list-style-type: none"> There are opportunities in the scheme for less regulation and lower levels of assessment to ensure driveways are 'accepted subject to requirements' Need for more certainty for asset and engineering standards Need for more clarity of planning scheme provisions (i.e. Height) Increase levels of assessment where increasing development intensity outside PIA Opportunity to utilise ePlan/apps to develop resources to make submitting applications easier The tables of assessment are not easy to use and understand for infrequent users



Submitter #	Issue/s raised	What we heard
	Natural hazards	<ul style="list-style-type: none"> Coastal protection and flood hazard overlay codes are not integrated
	Operational	<ul style="list-style-type: none"> Through ePlan/app develop interactive questioning to step through simple, frequent development applications
14	Usability of the planning scheme	<ul style="list-style-type: none"> The tables of assessment are not easy to use or understand
15	Housing	<ul style="list-style-type: none"> Encourage infill development
	Usability of the planning scheme	<ul style="list-style-type: none"> There are opportunities in the scheme for less regulation and lower levels of assessment through more self-assessable infill development (working from home, mixed uses) There should not be increased regulation or higher levels of assessment The current tables of assessment are not easy to use and understand
16	Usability of the planning scheme	<ul style="list-style-type: none"> There are not any opportunities in the scheme for less regulation or lower levels of assessment
17	Usability of the planning scheme	<ul style="list-style-type: none"> There are not any opportunities in the scheme for less regulation or lower levels of assessment



Engagement Hub Submissions – Zones

Submitter #	Issue/s raised	What we heard
1	Liveability	<ul style="list-style-type: none"> • Constraints of existing wording in codes • There is an appropriate range and mix of zones in the scheme • There are not any land uses that are difficult to establish in the region because of a lack of appropriately zoned land • The low impact industry zone requires improvement to allow other industries (e.g. aquaculture) if of a scale and type are consistent with other outcomes sought for the zone • The rural zone code requires improvement to ensure agricultural development is not constrained in relation to amenity requirements
2	Liveability	<ul style="list-style-type: none"> • There is not an appropriate range and mix of zones in the scheme • Changes to zoning are required when there are distinct differences in land size (e.g. same zone but considerable difference in land size outcomes) • The zones are not delivering the type of development that is expected • Issues with zoning in Craignish • Investigate options to facilitate lifestyle blocks (e.g. animals, small scale farming, family communities) • There are land uses which are difficult to establish in the region because of a lack of appropriately zoned land • The low density residential zone code requires improvement to include a lifestyle block caveat • The sport and recreation zone code requires improvement to include a community enrichment zone which targets community well-being
	Housing	<ul style="list-style-type: none"> • Need to review residential zoning
3	Liveability	<ul style="list-style-type: none"> • There is an appropriate range and mix of zone in the scheme • Zones are not delivering the kind of development expecting to see as development occurs in these areas that is not anticipated
	Environmental	<ul style="list-style-type: none"> • Protect environmental values from development
	Usability of the planning scheme	<ul style="list-style-type: none"> • Need to strengthen provisions in planning scheme to protect environmental values



Submitter #	Issue/s raised	What we heard
4	Usability of the planning scheme	<ul style="list-style-type: none"> There is an appropriate range and mix of zone in the scheme
	Housing	<ul style="list-style-type: none"> Insufficient zoned land for retirement facilities/lifestyle communities Recommendation for more urban zoned land in the vicinity of the Hervey Bay airport and along Booral Road
		<ul style="list-style-type: none"> The low and medium density residential zone code requires improvement
5	Liveability	<ul style="list-style-type: none"> There is an appropriate range and mix of zone in the scheme Zones are not delivering the kind of development expecting to see – environmental values in Turtle Cove needs to be protected
	Environmental	<ul style="list-style-type: none"> Need to review environmental management and conservation zone to protect from development
6	Liveability	<ul style="list-style-type: none"> There is an appropriate range and mix of zone in the scheme The zones are delivering the kind of development expected to see
7	Liveability	<ul style="list-style-type: none"> There is an appropriate range and mix of zone in the scheme Lack of centralisation of uses resulting in reliance on motor vehicles Support for the centralisation of commercial uses (i.e. Pialba business centre, emergency hub precinct near the medical hub) Recommendation for investigation of mixed use zone Zones are not delivering the kind of development expecting to see There are no land uses which are difficult to establish in the region because of a lack of appropriately zone land
	Housing	<ul style="list-style-type: none"> Oversupply of emerging community zones and high density land volume
8	Environmental	<ul style="list-style-type: none"> Conflicts between zones and the environment Environmental management and conservation zone code requires improvement
9	Liveability	<ul style="list-style-type: none"> The zones are not delivering the kind of development expecting to see There is an appropriate range and mix of zone in the scheme Issues with amount of rural land becoming rural residential even though not identified in the rural residential land strategy Amenity issues between zones (i.e. Residential and industrial)



Submitter #	Issue/s raised	What we heard
	Housing	<ul style="list-style-type: none"> • Oversupply of emerging communities zoned land • Low density residential zone code requires improvement
	Useability of the planning scheme	<ul style="list-style-type: none"> • More assessment criteria required • Planning scheme provisions require strengthening
	Environmental	<ul style="list-style-type: none"> • Conflicts between areas zoned for significant increase in urban development and environmental values
10	Liveability	<ul style="list-style-type: none"> • There is an appropriate range and mix of zone in the scheme • The zones are delivering the kind of development expected to see • There are no locations where the current zones are not considered to be correct • There are no land uses that are difficult to establish in the region because of a lack of appropriately zoned land
11	Environmental	<ul style="list-style-type: none"> • Conflicts between environmental values and development • Need to rezone rural land unsuitable for rural purposes (i.e. Environmental values)
	Liveability	<ul style="list-style-type: none"> • There is an appropriate range and mix of zone in the scheme • Low density residential and environmental management, conservation, rural and rural residential zone codes require improvements
12	Liveability	<ul style="list-style-type: none"> • Opportunity to review zones • Need to review planning scheme provisions (i.e. required infrastructure) for different zones • Need to increase regulation in certain areas (i.e certain uses in certain zones) • Emerging communities zone and low density zones require improvement • Zones are not delivering the kind of development expecting to see – service stations on Main street and large RV parks in the Emerging Communities Zone at Nikenbah were not envisaged
	Housing	<ul style="list-style-type: none"> • The low density residential zone code requires review to ensure urban design outcomes are suitable (e.g. infrastructure standards) • The emerging communities zone requires review to ensure that future development and logical delivery of infrastructure networks are not compromised by piecemeal development. The developer should be responsible for submitting alternative layouts where conflicting with a Local Plan
	Local Planning/ Structure planning	<ul style="list-style-type: none"> • Mechanism required in scheme to ensure developer provides an alternative where Local Plans are alternated



Submitter #	Issue/s raised	What we heard
13	Liveability	<ul style="list-style-type: none"> The zones are delivering the kind of development expecting to see
14	Liveability	<ul style="list-style-type: none"> There is not appropriate range and mix of zone in the scheme as there needs to be greater flexibility and range of uses within zones Zones need more flexibility and range of uses
	Housing	<ul style="list-style-type: none"> Residential zones need more flexibility of housing types including small lot sizes
15	Liveability	<ul style="list-style-type: none"> There is not appropriate range and mix of zone in the scheme as there needs to be more allowance for uses on rural residential lots There is not an adequate mix of zones Need for accessible open space areas, particularly in high density residential zones Combining development requirements (i.e. Sewage treatment plants) with need to require environmental buffers Encourage sustainable development outcomes Poor development outcomes (narrow roads, footpaths, lack of open space) Should be a zone for 'ecovillages' to allow fully self-sustainable uses
	Environmental	<ul style="list-style-type: none"> Issues of clearing existing native vegetation for fences Allowing development too close to areas of environmental value Conservation areas that are not mapped (Yangoora Road, Tinana)
	Natural hazards	<ul style="list-style-type: none"> Areas marked as affected by natural hazards should not be rezoned to prohibit urban uses
	Useability	<ul style="list-style-type: none"> Impacts of vegetation clearing exemptions needs to be demonstrated as part of development applications
	Employment areas	<ul style="list-style-type: none"> Allow small scale economic opportunities in residential areas

Engagement Hub Submissions – Local plans

Submitter #	Issue/s raised	What we heard
1	Local Planning/ Structure planning	<ul style="list-style-type: none"> There are no other areas that would benefit from more detailed local area planning



Submitter #	Issue/s raised	What we heard
2	Nil	<ul style="list-style-type: none"> • Nil
3	Local Planning/ Structure planning	<ul style="list-style-type: none"> • Potential for more detailed Local Planning in River Heads and Booral
4	Local Planning/ Structure planning	<ul style="list-style-type: none"> • There are no other areas that would benefit from more detailed local area planning
5	Local Planning/ Structure planning	<ul style="list-style-type: none"> • Potential for more detailed Local Planning in River Heads and Booral to protect a range of local values (environmental, protect amenity, mandate footpaths and bikeways, local shopping centre and accommodation facilities)
6	Housing	<ul style="list-style-type: none"> • Need for range of housing types in Maryborough
	Local Planning/ Structure planning	<ul style="list-style-type: none"> • Areas in Hervey Bay to establish more nodes and character of precincts • The Dooloong Flats/Ghost Hill, Maryborough and Nikenbah and Pialba Local Plans require improvement • The Pialba Local Plan requires careful master planning • Opportunities to maintain rural land close to townships along Dooloong South Road
	Liveability	<ul style="list-style-type: none"> • Need for the establishment of more nodes and character precincts in Hervey Bay
	Local Planning/ Structure planning	<ul style="list-style-type: none"> • Potential for more detailed Local Planning in Pialba and Dooloong Road South • Improvements required for Dooloong Flats/Ghost Hill, Maryborough, Nikenbah and Pialba emerging community local plan codes
7	Nil	<ul style="list-style-type: none"> • Nil
8	Local Planning/ Structure planning	<ul style="list-style-type: none"> • Potential for more detailed Local Planning for a medical precinct in small townships
9	Local Planning/ Structure planning	<ul style="list-style-type: none"> • Improvements required for St Helens emerging community local plan code
	Environmental	<ul style="list-style-type: none"> • Need for more research into areas environmental values prior to making changes to Local Plans, particularly the region between the Bay ring road, surrounding Booral Road including the coastal strip and River Heads and north to the Hervey Bay airport • Review of environmental provisions in Local Plans
10	Nil	<ul style="list-style-type: none"> • Nil



Submitter #	Issue/s raised	What we heard
11	Local Planning/ Structure planning	<ul style="list-style-type: none"> There are no other areas that would benefit from detailed local area planning
12	Local Planning/ Structure planning	<ul style="list-style-type: none"> There are no other areas that would benefit from detailed local area planning
13	Local Planning/structure planning	<ul style="list-style-type: none"> Potential for more detailed Local Planning in Nikenbah Improvements required for Eli Waters/Dundownran, Granville, Kawungan, Nikenbah, Pialba and St Helens emerging community local plan codes Pialba principal activity centre local plan code may require amendment following Hervey Bay City project
	Operational	<ul style="list-style-type: none"> Mechanism required in scheme to ensure developer provides an alternative where Local Plans are alternated
14	Local Planning/structure planning	<ul style="list-style-type: none"> The Pialba principal activity centre local plan code requires improvement to recognise the university as a significant education facility
	Useability	<ul style="list-style-type: none"> Local Plans require strengthening
	Liveability	<ul style="list-style-type: none"> Identify USC Fraser Coast as a significant education facility
15	Liveability	<ul style="list-style-type: none"> Further work is required to assess development constraints of areas identified as emerging communities
	Environmental	<ul style="list-style-type: none"> Identify development constraints of emerging communities
16	Liveability	<ul style="list-style-type: none"> Local Plans require strengthening Need for buffers between residential land and areas of remnant vegetation to prevent environmental degradation Incorporate water sensitive urban design The Dooloong Flats/Ghost Hill Local Plan requires improvement
	Usability of the planning scheme	<ul style="list-style-type: none"> Strengthen environmental provisions in planning scheme Difficulty finding Local Plans using online mapping
	Environmental	<ul style="list-style-type: none"> Investigate opportunities in planning scheme to implement artificial waterways that incorporate environmental value Impacts of infrastructure on environmental values Need to map environmental corridors Need to retain existing of concern and endangered vegetation



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> Existing drainage patterns should be retained Water sensitive urban design should be incorporated Need for region wide environmental mapping including – corridor connections, core habitat, threats to wildlife (major roads), koala habitat

Engagement Hub Submissions – Overlays

Submitter #	Issue/s raised	What we heard
1	Usability of the planning scheme	<ul style="list-style-type: none"> There are no other overlays that would be useful for ensuring desired outcomes in the region are achieved Assessment benchmarks are not reflective of SPP requirements More localised studied to improve the accuracy or usefulness of any overlay is not needed
	Liveability	<ul style="list-style-type: none"> Agricultural land overlay requires updating and improvement
2	Nil	<ul style="list-style-type: none"> Nil
3	Usability of the planning scheme	<ul style="list-style-type: none"> Coastal protection overlay and Fraser and Great Sandy Strait Islands overlay require improvement
	Environmental	<ul style="list-style-type: none"> More localised mapping is required Opportunity to improve the coastal protection and Fraser and Great Sandy Strait Islands overlays
	Local Planning/structure planning	<ul style="list-style-type: none"> Facilitate environmental community values through a community planning exercise, which could be reflected in the planning scheme
4	Usability of the planning scheme	<ul style="list-style-type: none"> There are no other overlays that would be useful for ensuring desired outcomes in the region are achieved. Overlay mapping inaccuracies
	Liveability	<ul style="list-style-type: none"> More localised mapping is required
5	Liveability	<ul style="list-style-type: none"> Acid sulfate soils overlay, Biodiversity areas, waterways and wetlands overlay and Coastal protection overlay require improvement More localised studies to improve the accuracy of overlay mapping is required



Submitter #	Issue/s raised	What we heard
	Local Planning/structure planning	<ul style="list-style-type: none"> Identified an opportunity for a community plan at River Heads
	Usability of the planning scheme	<ul style="list-style-type: none"> Opportunity to strengthen the acid sulfate soils, biodiversity areas, waterways and wetlands and coastal protection overlay requirements
6	Liveability	<ul style="list-style-type: none"> Look at local centres closer to provide walkable neighbourhoods
	Usability of the planning scheme	<ul style="list-style-type: none"> Opportunity to improve the biodiversity areas, waterways, wetlands and coastal protection and heritage and neighbourhood character overlays
	Environmental	<ul style="list-style-type: none"> Need to map wildlife corridors, identify coastal protection areas, locally significant plantings
	Cultural heritage	<ul style="list-style-type: none"> Need to identify heritage and areas of local significance Provide planning protection controls for corner shops, commercial or industrial areas that display character Identify post war character and provide protection, provide guidelines for appropriate development Map precincts or streets in Hervey Bay that display character Identify areas in Maryborough character overlay that do not display character Identify corner shops and industrial/commercial character
7	Usability of the planning scheme	<ul style="list-style-type: none"> No further localised studies are required to improve the accuracy or usefulness of overlays
	Cultural heritage	<ul style="list-style-type: none"> Heritage and neighbourhood character overlay requires improvement Removal specific references to Victorian, Federation and Interwar architecture to ensure the heritage overlay captures all places of cultural significance regardless of its architectural style Demolition control precincts are outdated Strengthen provisions of heritage and character overlay
8	Cultural heritage	<ul style="list-style-type: none"> Removal of specific reference to Victorian, Federation and Interwar architecture to ensure the heritage overlay captures all places of cultural significance regardless of its architectural style. Opportunity to review mechanism of demolition control precincts Strengthen provisions to provide for demolition control
	Natural hazards	<ul style="list-style-type: none"> Opportunity to improve flood hazard overlay



Submitter #	Issue/s raised	What we heard
	Usability of the planning scheme	<ul style="list-style-type: none"> • More works required to integrate flood mitigation methods into the planning scheme required • There are no other overlays that would be useful for ensuring desired outcomes in the region are achieved • More frequent updated to the LiDAR data would be beneficial
9	Liveability	<ul style="list-style-type: none"> • Opportunity to improve the biodiversity areas, waterways, wetlands and bushfire overlay • More localised mapping is required
	Natural hazards	<ul style="list-style-type: none"> • Need for more refined bushfire mapping
	Usability of the planning scheme	<ul style="list-style-type: none"> • Need for stronger environmental assessment benchmarks • Ensure developers demonstrate environmental compliance at application stage • Ensure natural hazard requirements do not conflict with environmental value requirements
	Environmental	<ul style="list-style-type: none"> • Need to protect ecological corridors • Assessment provisions should be strengthened to ensure the developer achieves compliance with VMA1999 exemption for removal of vegetation requirements, developments should incorporate buffers to existing vegetation to ensure further clearing is not permitted, requirements for relocation/revegetation elsewhere on site where vegetation must be removed, if for a dwelling house ensure the development footprint is mapped out prior to approval to ensure the least amount of vegetation clearing, koala friendly developments, include requirements for biodiversity values, strongly encourage planting of native species and do not allow clearing of riparian zones to occur
10	Cultural heritage	<ul style="list-style-type: none"> • Opportunity to improve the heritage and neighbourhood character overlay • Opportunity to refine cultural heritage values • Expand the demolition control area to include post war dwellings (1940s-1970s), beach houses/communities, corner shops, historic pubs/hotels and historic industrial areas • Opportunity to undertake more localised studies of heritage and neighbourhood character studies and a streetscape study for Kent Street and Adelaide Street CBD sections to inform a holistic streetscape strategy for the area to enhance the visual appeal of both
11	Environmental	<ul style="list-style-type: none"> • More detailed research of the value of biodiversity ratings and ecosystems should be mapped
	Usability of the planning scheme	<ul style="list-style-type: none"> • Need for more detailed and relevant mapping that is clear and comprehensive



Submitter #	Issue/s raised	What we heard
12	Cultural heritage	<ul style="list-style-type: none"> Broaden definition of character to include industrial, commercial and post war era
	Local Planning/Structure planning	<ul style="list-style-type: none"> Identified opportunities for community infrastructure plans
	Liveability	<ul style="list-style-type: none"> More localised mapping is required
13	Natural hazards	<ul style="list-style-type: none"> Opportunity to improve the bushfire and flood overlays
	Liveability	<ul style="list-style-type: none"> Opportunity to improve the heritage and neighbourhood character overlay More localised mapping is required
14	Liveability	<ul style="list-style-type: none"> More localised mapping is required
	Cultural heritage	<ul style="list-style-type: none"> Heritage and neighbourhood character overlay requires improvement Conflicts between demolition control and zoning Review character thresholds (definition of character) Review demolition control area requirements particularly in light of anticipated zoning
	Useability	<ul style="list-style-type: none"> Need to review conflicts between zone intentions and overlays (i.e heritage)
15	Liveability	<ul style="list-style-type: none"> More localised mapping is required
	Natural hazards	<ul style="list-style-type: none"> Opportunity to improve the bushfire hazard overlay and requirements, particularly subdivisions bordering areas subject to bushfire hazard
16	Natural hazards	<ul style="list-style-type: none"> More localised natural hazard mapping/development requirements
	Liveability	<ul style="list-style-type: none"> Opportunity to incorporate the QLD State Governments' mandatory Walkable Community requirements into the planning scheme Opportunity to improve the biodiversity areas, waterways and wetlands (to reflect outlines of Council's other strategies/initiatives), coastal protection (reflect outcomes of Coastal Futures project), flood hazard (reflect outcomes of revised flood modelling and revised assumptions following ARR amendments in light of climate change), and infrastructure overlays (reflect amendments required in light of Walkable Neighbourhood Code, revised Road Hierarchy and requirement of other Council strategies/initiatives e.g. Greening Fraser Coast, Water Quality, etc)



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> • Opportunity to map additional green corridors to achieve intent of other Council strategies (Greening Fraser Coast Strategy, Water Quality Strategy, Waterbody Management Strategy, etc.) • Coastal protection to be retitled to reflect that it identifies hazards • More localised overlay mapping is required of local areas of environmental significance and opportunities for enhancement
	Environmental	<ul style="list-style-type: none"> • Biodiversity gaps in the planning scheme
	Useability	<ul style="list-style-type: none"> • Update overlay mapping with new strategy findings • Incorporate existing strategies into overlays
17	Infrastructure	<ul style="list-style-type: none"> • Opportunity for a transport corridor overlay
18	Natural hazards	<ul style="list-style-type: none"> • Flood hazard overlay needs refining
	Employment areas	<ul style="list-style-type: none"> • Agricultural land overlay requires consideration given changes to industry
19	Nil	<ul style="list-style-type: none"> • Nil
20	Natural hazards	<ul style="list-style-type: none"> • Flood hazard, bushfire overlay needs refining to reduce impacts of overlays

Engagement Hub Submissions – Development codes

Submitter #	Issue/s raised	What we heard
1	Employment	<ul style="list-style-type: none"> • Opportunities for diversification of rural industries (i.e. Agri-business)
	Liveability	<ul style="list-style-type: none"> • The codes do not result in development I'd like to see for the region • Opportunities to improve dwelling house to support agriculture and reduce possible land use conflicts in the rural zone • Opportunity to improve the rural uses codes regarding buffer requirements and to allow more flexibility of requirements
	Usability of the planning scheme	<ul style="list-style-type: none"> • Opportunities to allow more flexibility of uses, especially for rural activities (e.g. agribusiness) • Suggestions for improvements to dwelling house and rural uses codes



Submitter #	Issue/s raised	What we heard
2	Usability of the planning scheme	<ul style="list-style-type: none"> Planning scheme codes are too rigid and not flexible enough to support unique types of development
	Liveability	<ul style="list-style-type: none"> The codes do not result in development I'd like to see for the region
3	Liveability	<ul style="list-style-type: none"> The codes somewhat result in development I'd like to see for the region Opportunities to improve the relocatable home park and tourist park codes
	Usability of the planning scheme	<ul style="list-style-type: none"> Planning scheme codes are too rigid and not flexible enough to support unique types of development
4	Liveability	<ul style="list-style-type: none"> The codes result in development I'd like to see for the region Opportunities to improve the relocatable home park and tourist park codes
	Usability of the planning scheme	<ul style="list-style-type: none"> Relocatable home park and tourist park codes require improvement Development codes are too inflexible to allow for market driven improvements in design
5	Liveability	<ul style="list-style-type: none"> The codes somewhat result in development I'd like to see for the region
6	Nil	<ul style="list-style-type: none"> Nil
7	Liveability	<ul style="list-style-type: none"> The codes somewhat result in development I'd like to see for the region Opportunities to improve dual occupancy code
	Usability of the planning scheme	<ul style="list-style-type: none"> The dual occupancy code requires improvement Development codes are too inflexible to encourage efficient building design and better utilisation of existing buildings and infrastructure Opportunity to increase the size of granny flats in certain circumstances Car parking issues associated with dual occupancies
	Housing	<ul style="list-style-type: none"> Opportunity to use secondary dwelling as alternative affordable housing option
8	Usability of the planning scheme	<ul style="list-style-type: none"> Suggestions for development codes to be moved up into zone codes Incorporation of other relevant Acts into planning scheme (i.e. Plumbing and Drainage, Environmental Protection), particularly for the reconfiguring a lot code
	Liveability	<ul style="list-style-type: none"> The codes do not result in development I'd like to see for the region Opportunities to improve all use codes (e.g. move up into zone codes)



Submitter #	Issue/s raised	What we heard
		<ul style="list-style-type: none"> • Opportunities for improvements to advertising device, landscaping, reconfiguring a lot, transport and parking, vegetation management, works, services and infrastructure and ship sourced pollutants reception facilities in marinas code
9	Liveability	<ul style="list-style-type: none"> • Opportunity to improve the advertising devices code, specifically for heritage areas in Maryborough and Howard
10	Nil	<ul style="list-style-type: none"> • Nil
11	Liveability	<ul style="list-style-type: none"> • The codes somewhat result in development I'd like to see for the region
12	Liveability	<ul style="list-style-type: none"> • Opportunity to improve works, services and infrastructure code
	Usability of the planning scheme	<ul style="list-style-type: none"> • Planning provisions require more clarity
	Local Planning/structure planning	<ul style="list-style-type: none"> • Poor facility and precinct structures
	Operational	<ul style="list-style-type: none"> • More transparency required in trunk infrastructure process
13	Liveability	<ul style="list-style-type: none"> • The codes somewhat result in development I'd like to see for the region • Opportunity to improve dwelling house to regulate the construction of driveways • Opportunity to improve the nature-based tourism use codes for more consideration to potential for nuisance from additional traffic • Opportunity to improve the transport and parking code in light of Council's Car Parking Strategy • Opportunity to improve the works, services and infrastructure code in light of Road Hierarchy changes, Walkable neighbourhood code, standard drawings, Active Travel, Water Quality and Waterbody Management Strategies
	Local Planning/structure planning	<ul style="list-style-type: none"> • Require stricter rules around structure plans, particularly when making changes to plans
	Infrastructure	<ul style="list-style-type: none"> • Development standards need to reflect what is maintainable by Council • The planning scheme policy for development works requires updating
	Usability of the planning scheme	<ul style="list-style-type: none"> • Development codes require more clarity and prescriptive requirements • Review what should be in assessment benchmarks and what is in planning scheme policies
14	Liveability	<ul style="list-style-type: none"> • The codes somewhat result in development I'd like to see for the region
15	Useability	<ul style="list-style-type: none"> • Development codes require more flexibility, review and self-assessable development



Engagement Hub Submissions – Planning scheme policies (PSP)

Submitter #	Issue/s raised	What we heard
1	Liveability	<ul style="list-style-type: none"> • Opportunity for an Agricultural buffer policy
2	Local Planning/ structure planning	<ul style="list-style-type: none"> • Opportunity for a Local Plan for River Heads to improve development outcomes
3	Local Planning/ structure planning	<ul style="list-style-type: none"> • Opportunity for a Local Plan for River Heads • Poor development outcomes
	Environmental	<ul style="list-style-type: none"> • Concerns with policies for environmental and vegetation offsets
	Liveability	<ul style="list-style-type: none"> • Opportunity to improve the PSP for information that the Council may require and environmental and vegetation offsets
4	Liveability	<ul style="list-style-type: none"> • Opportunity to improve the PSP for heritage and neighbourhood character overlay code
	Cultural heritage	<ul style="list-style-type: none"> • Heritage PSP requires updating to focus on cultural significance of a place instead of specific types of architecture
5	Liveability	<ul style="list-style-type: none"> • Opportunity to improve the PSP for environmental and vegetation offsets to allow developers to purchase offset rights from farmers/landholders to offset the impacts of development
	Housing	<ul style="list-style-type: none"> • Shortage and oversupply of housing in different areas
	Local Planning/ structure planning	<ul style="list-style-type: none"> • Does not support local plans for Granville and St Helens as project growth profiles in these areas is low
6	Useability	<ul style="list-style-type: none"> • Opportunity to improve the PSP for heritage and neighbourhood character overlay code to expand character areas and guidelines to include post war dwellings (1940s-1970s), beach houses/communities, corner shops, historic pubs/hotels, historic industrial areas and laneways in CBDs
7	Liveability	<ul style="list-style-type: none"> • Desire to see the Foreshore Master Plan implemented
	Useability	<ul style="list-style-type: none"> • Opportunity to improve the PSP for heritage and neighbourhood character overlay code and PSP for environmental and vegetation offsets
	Employment areas	<ul style="list-style-type: none"> • Need to expand tourism opportunities



Submitter #	Issue/s raised	What we heard
8	Operational issues	<ul style="list-style-type: none"> • The way planning scheme provisions are implemented in the assessment process • Issues with development assessment process (i.e. Information is supplied by applicants at subsequent applications rather than parent application) • Insufficient internal capacity and knowledge to review applications • Need to review internal procedures (i.e. compliance and infrastructure charges)
	Useability	<ul style="list-style-type: none"> • Need for stronger development requirements • No protocol for when developments are inconsistent with Local Plans • Opportunity to improve the PSP for development works, PSP for information that the Council may require, PSP for environmental and vegetation offsets • Require minimum information requirements at parent application stage (not subsequent application stages) • Clearly articulate Infrastructure Agreement requirements
	Infrastructure	<ul style="list-style-type: none"> • Investigate opportunities to bring forward costs for development proposed outside of the PIA
	Local Planning/structure planning	<ul style="list-style-type: none"> • Clearly outline requirements when a proposed development is inconsistent with a Local Plan
	Environmental	<ul style="list-style-type: none"> • Review environmental and vegetation offsets in light of Water Quality, Greening Fraser Coast Strategies, etc.
	Infrastructure	<ul style="list-style-type: none"> • Need additional PSP for development works: <ul style="list-style-type: none"> ○ Amendments to provide certainty on assessment benchmarks ○ Need to provide more information on desirable development standards ○ Amendments in light of the State’s walkable neighbourhoods requirements ○ Review of Council’s Road Hierarchy ○ Clarification on inter-allotment drainage ○ Streamline requirements for driveways ○ Update Traffic Impact Assessment information with TMRs updated guidelines ○ • Issues when development occurs outside PIA
9	Nil	<ul style="list-style-type: none"> • Nil
10	Environmental	<ul style="list-style-type: none"> • Environmental offsets require review