

Document	Background/ Purpose	Relevance to Planning Scheme	Commentary on Currency / Gap Analysis
Corporate Plan 2009-2014	<p>Following the amalgamation of the four local government areas into the Bundaberg Regional Council a new Corporate Plan was developed.</p> <p>The Vision adopted for the region—an expression of how the region will desirably look in the future—is: Bundaberg Region – Vibrant, Progressive, Connected and Sustainable.</p> <p>The Corporate Plan identifies four outcome areas it needs to achieve if it is to realise the vision. There are various strategies within each outcome area. The outcome areas are:</p> <ol style="list-style-type: none"> <li>1. Community</li> <li>2. Environment</li> <li>3. Economy, and</li> <li>4. Governance.</li> </ol>	<p>Having regard to the Corporate Plan, it can be noted that there is clear alignment between the key strategic themes in the Corporate Plan and current Planning Scheme Strategic Framework.</p> <p>The strategic intent of the Planning Scheme has been derived principally from the Bundaberg Regional Council Corporate Plan 2009-2014 and from the principles and structural elements described in the Bundaberg Region 2031 Community Plan.</p> <p>The Strategic Intent of the Planning Scheme and the community’s vision is for Bundaberg Region to be “vibrant, progressive, connected and sustainable”.</p> <p>The strategic intent provides a narrative-based description of the planning aspirations for the Bundaberg Region to 2031 and provides the overall policy direction that informs the other components of the planning scheme.</p> <p>The only additional theme brought in through the latest Corporate Plan (2021 – 2026) is a focus on supporting increased incorporation of clean energy and renewable technology and solutions.</p> <p>It is then relevant to review whether all recommended planning studies (outlined within the scoping Study above) were prepared to inform the planning scheme, or if gaps exist.</p>	<p>The Corporate Plan established key contemporary Council strategies for the Region. The Corporate Plan has now been superseded by the Corporate Plan 2021-2026, so has limited ongoing relevance.</p>

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<p>Bundaberg Region Planning Scheme Project – Scoping Study Report 2011</p>	<p>This report informed the preparation of the current Planning Scheme. Relevant to this Statutory Review, the study includes a list of key strategic themes relating to key issues, challenges and opportunities, as well as a list of recommended supplementary planning studies to inform that planning scheme. The key strategic themes were:</p> <ol style="list-style-type: none"> <li>1. Manage population growth.</li> <li>2. Create opportunities for local employment and robust economic growth.</li> <li>3. Natural hazards and climate change.</li> <li>4. Protect the natural environment.</li> <li>5. Transport and connectivity.</li> <li>6. Maintain the rural character.</li> <li>7. Protect character and wellbeing of communities.</li> </ol>	<p>Having regard to the current Corporate Plan 2021-2026, it can be noted that there is clear alignment between the key strategic themes in the Scoping Study and the operating themes in the Corporate Plan. The only additional theme brought in through the Corporate Plan is a focus on supporting increased incorporation of clean energy and renewable technology and solutions.</p> <p>The scoping study identified the following planning studies be undertaken to inform the preparation of the Planning Scheme. As outlined below, most but not all of these studies were subsequently undertaken and formed inputs to the Planning Scheme.</p> <ul style="list-style-type: none"> <li>• Activity centres and industrial land planning study – This was prepared in 2012 as an input to the planning scheme.</li> <li>• Housing and residential development planning study – This was prepared in 2012 as an input to the planning scheme.</li> <li>• Implications assessment for growth areas planning study – This was prepared in 2012 as an input to the planning scheme.</li> <li>• Townscape, built form and local character assessment planning study – This was prepared in 2012 as an input to the planning scheme.</li> <li>• Open space, biodiversity and landscape character/ scenic amenity planning study – This was prepared in 2012 as an input to the planning scheme.</li> </ul>	<p>Two studies remain outstanding and are applicable to ensuring an up-to-date and functional Planning Scheme:</p> <ul style="list-style-type: none"> <li>• Preparation of flood studies; and</li> <li>• Rural futures planning study.</li> </ul>

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		<ul style="list-style-type: none"> <li>• Cultural heritage planning study – This was prepared in 2015 with some places incorporated into the planning scheme on commencement, and further places recommended in Stage 2 of the study were incorporated into Version 5.0 of the Planning Scheme through a major amendment.</li> <li>• Climate change adaptation study – The Coastal hazard adaptation strategy was developed in 2020 (after commencement of the current Planning Scheme).</li> <li>• Regional flood hazard planning study – No flood studies are available on Council’s website or the material provided as background to the Planning Scheme or as subsequent studies completed after Planning Scheme commencement.</li> <li>• Rural futures planning study – This does not appear to have been completed.</li> </ul>	
<b>Liveable Communities and Housing</b>			
Housing and Residential Development Planning Study 2012	This Study analyses the residential development capacity of existing zoned areas within the previous planning schemes, and whether these areas include sufficient land to accommodate the population growth expected by the Wide Bay Burnett Regional Plan 2011. A concurrent study, ‘Implications Assessment for Urban Growth Areas Planning Study’ (discussed below), analyses the residential development capacity of future residential growth	The Study was a key input to the current Planning Scheme and informed land use zoning, categories of assessment for residential land uses and provisions relating to the development of infill and new growth areas.	Since the preparation of this Study and commencement of the Planning Scheme, the Wide Bay Burnett Regional Plan 2023 has been released. The Regional Plan extends the planning horizon for regional planning to 25 years (with the current Regional Plan and Planning Scheme have a planning horizon to year 2031). It identifies a significant reduction in population projections on the previous

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	<p>areas to provide a full picture of the planned capacity within the Council area. The study assumptions are based on the Regional Plan 2011, which projects a total population for the Council area of 150,100 people at year 2031, with the need to accommodate an additional 23,100 dwellings (between 2010 and 2031), with at least 20% of these dwellings within existing urban areas (as infill development).</p> <p>The study concludes that:</p> <ul style="list-style-type: none"> <li>• There is a notable shortfall in available zoned broadhectare land within the Council area to accommodate the planned growth under the Regional Plan.</li> <li>• However, once the future growth areas of Kalkie/ Ashfield, Branyan and the coastal urban growth area are accounted for, there is significant surplus capacity (in the order of up to a 17,475 dwelling surplus).</li> <li>• There is sufficient zoned land within existing urban areas to accommodate at least 20% of future growth as infill development (identifying a theoretical surplus of 1,991 dwellings).</li> <li>• However, the study includes a caveat in relation to infill development capacity that this is theoretical only and is not ground-truthed. It also appears to rely on all relevant land</li> </ul>		<p>Regional Plan, with the Bundaberg Council area projected to accommodate a total population of 114,091 people within the 25 year planning horizon (revised down from a projection of 150,100 people by year 2031).</p> <p>Additionally (and as discussed below with regard to the 'Urban Growth Areas Planning Study') the current Planning Scheme includes substantial additional greenfield development land along the coastal area (particularly at Elliott Heads) when compared to the assumptions in the Urban Growth Areas Planning Study, indicating an even greater surplus of greenfield development capacity than already assessed in these studies.</p> <p>While the Regional Plan does not prescribe a percentage split of infill (consolidation) and greenfield (expansion) development, the broad objectives in the Plan maintain and strengthen the intent to achieve urban consolidation, make efficient and cost-effective use of existing and planned infrastructure, cater for a continually ageing population, ensure a robust rural economy and preserve environmentally sensitive areas. These regional objectives will provide even further focus</p>

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	<p>being developed in accordance with planning scheme intentions (which is, of course, not realistic).</p> <p>The Study also analyses the housing needs of the population and identifies a significant shortfall in the provision of smaller dwellings (with a mismatch between existing and projected household sizes and dwelling sizes). It identifies a need for a significant reduction in the proportion of detached houses and significant increase in the proportion of semi-detached and attached housing and alternative housing typologies, such as caravan parks, relocatable home parks and aged care housing.</p>		<p>towards population growth within existing urban areas.</p> <p>Ultimately, the Planning Scheme will need to ensure alignment with the Regional Plan in terms of accommodating projected population, meeting new/ re-aligned regional priorities and adopting the revised planning horizon.</p> <p>An updated housing supply assessment is recommended in order to reflect the aspects and to interrogate whether the extent of land ought to be back-zoned, consideration of constraints present within growth areas and the ability to efficiently service these areas with urban infrastructure. This housing supply assessment should also include a more detailed investigation into the development capacity of existing urban areas and their potential to accommodate necessary growth. This would include interrogation of recent conversion rates for developable infill land (providing an indication of infill development within the 25 year planning horizon of the Regional Plan), the residential densities delivered through these developments and measuring these against density assumptions, as well as taking proper account of constraints on infill development</p>

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			<p>land that may impact supply calculations.</p> <p>In relation to whether the housing products being delivered on the ground match the needs of the community (in terms of housing type, size, tenure and affordability) and to assess whether provisions within the planning scheme that seek to encourage housing typologies identified in this previous housing study have been effective, an updated housing needs assessment is recommended. This will also assess the current and emerging housing needs in light of factors that may have since impacted living circumstances, such as the global pandemic and cost of living pressures.</p>
<p>Implications Assessment for Urban Growth Areas Planning Study 2012</p>	<p>This Study investigates the future urban growth areas of Kalkie/ Ashfield, Brayan and the coastal area between Burnett Heads and Elliott Heads. It comprises an opportunities and constraints analysis of the areas, describes the suitability of the areas to accommodate projected urban growth and provides recommendations on the key planning principles and elements to be incorporated into the planning scheme to protect their future intended role to accommodate urban growth needs to 2031 and beyond (as a high level scope to inform local area planning).</p>	<p>The Study was a key input to the current Planning Scheme, alongside the Housing and Residential Development Planning Study.</p>	<p>The Development Area Concept Plans prepared for each location provided a starting point for further local area planning and importantly informed the housing supply assessment. Since this time, local area plans have been prepared for Kalkie/ Ashfield and the coastal area between Burnett Heads and Elliott Heads and now form part of the Planning Scheme, guiding future development outcomes in these locations. It is noted that the local area plans associated with the coastal area indicate substantial</p>

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	<p>The Study identifies that these growth areas can suitably accommodate significant development growth and will be able to accommodate the Regional Plan projections to year 2031, with surplus land available.</p>		<p>additional developable land when compared to the concept plans in the Urban Growth Areas Planning Study (particularly at Elliott Heads). This would indicate an even greater surplus of greenfield land is currently planned for in the Planning Scheme. Along with the revising down of population projections for the Council area over the 25 year planning horizon under the Regional Plan, this further signals the need to undertake a contemporary housing supply study, including the assessment of the suitability of land currently within the Emerging Community Zone. For further details, refer to commentary above for the 'Housing and Residential Development Planning Study'.</p>
<p>Social Development Plan 2010</p>	<p>This Plan establishes a range of strategies, developed in consultation with the local community, to address social and community needs. These strategies are primarily non-scheme measures and fall across the following desired outcomes:</p> <ol style="list-style-type: none"> <li>1. Safer and secure communities</li> <li>2. Health and active lifestyle</li> <li>3. A community for all ages</li> <li>4. Effective transport and access</li> <li>5. Accessible and affordable housing</li> </ol>	<p>Having reviewed the strategies and actions listed in the plan, we note the following are relevant to the planning scheme:</p> <ul style="list-style-type: none"> <li>• Enhance the use of CPTED principles;</li> <li>• Improve and increase the number of health services;</li> <li>• Increase capacity of health services to meet specific needs (i.e. increase the range of services);</li> <li>• Improve health services to outlying communities;</li> </ul>	<p>The Plan has effectively been updated through commencement of the Community Development Strategy 2020-2023 (which will later be updated by the Community Development Strategy 2024-2028, which is currently undergoing preliminary consultation).</p>

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	<p>6. Inclusive and cohesive community</p> <p>7. Excellent community services and facilities</p> <p>8. A region of education and learning</p> <p>9. Strong local communities</p> <p>10. Our heritage valued.</p>	<ul style="list-style-type: none"> <li>• Increase options to appropriate Aged Care housing and accommodation;</li> <li>• Encourage housing development that fosters community connection and liveability;</li> <li>• Investigate alternative housing models;</li> <li>• Maintain a diversity of housing stock that is affordable and accessible;</li> <li>• Engage with Planners to ensure that planning is appropriate for communities;</li> <li>• Preserve local identity;</li> <li>• Valuing and promoting local produce;</li> <li>• Preserve and recognise community history and heritage.</li> </ul>	
<p>Bundaberg Townscape Built Form and Local Character Study 2012</p>	<p>The purpose of this study is to explore opportunities to incorporate local character elements into the Planning Scheme. It focuses specifically on Bundaberg centre, Moore Park Beach, Burnett Heads, Bargara, Innes Park, Elliott Heads, Woodgate Beach, Gin Gin and Childers (which represent the population centres within the Region).</p>	<p>This study was a direct input into the preparation of the Planning Scheme. It included a number of recommendations relating to the specific localities that were analysed, which included zoning changes and specific assessment provisions (for example, regarding building heights and design provisions) to consider in the drafting of the Planning Scheme.</p>	<p>With adoption of the key elements of the study into the Planning Scheme, it is appropriate for this to be updated through the preparation of specific local area plans/ master plans, as has been progressed by Council over time.</p> <p>Elements of this study have been updated through the preparation of master plans for Bundaberg CBD, Moore Park Beach and Neilson Park, as well as the Planning Scheme Policy for Hughes and Seaview Bargara Local Area Plan.</p>
<p>Bundaberg Region Community Plan 2031</p>	<p>The Bundaberg Region 2031 is a community plan that was adopted by Council in 2011.</p>	<p>The strategic intent of the Planning Scheme has been derived principally from the Bundaberg Regional Council Corporate Plan 2009-2014 and from the principles and</p>	<p>The Plan has effectively been updated through commencement of the Corporate Plan 2021 – 2026 and the Community Development</p>



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	<p>Bundaberg 2031 details seven community outcome areas that are considered vital for the future of the region. For each of the outcome areas, Bundaberg Region 2031 outlines various priorities, goals and catalysts from Council and the community, designed to achieve the community's preferred vision for our future - Bundaberg Region – Vibrant, Progressive, Connected and Sustainable.</p> <p>The vision for the Region focuses on four strategic areas of community, environment, economy and governance.</p> <p>Key aspects include:</p> <ul style="list-style-type: none"> <li>• attaining equitable access to facilities;</li> <li>• providing quality public places and spaces;</li> <li>• having a diverse range of opportunities, both in terms of activities and facilities;</li> <li>• ensuring accessibility in terms of employing more multi-modal options in the principal regional centre and multipurpose hubs on the coast and in the hinterlands;</li> <li>• recognising and preserving the unique history, environment and heritage of the Region;</li> <li>• employing best practice designs and operational outcomes for the provision of facilities</li> </ul>	<p>structural elements described in the Bundaberg Region 2031 Community Plan.</p> <p>The Strategic Intent of the Planning Scheme and the community's vision is for Bundaberg Region to be “vibrant, progressive, connected and sustainable”.</p> <p>The strategic intent provides a narrative-based description of the planning aspirations for the Bundaberg Region to 2031 and provides the overall policy direction that informs the other components of the planning scheme.</p> <p>Having reviewed the key aspects listed in the plan, we note the strategy does not identify specific planning related measures.</p> <p>Notwithstanding, the following relevant aspects are included below:</p> <ul style="list-style-type: none"> <li>• Providing the creation of public precincts, green spaces and community gardens in major population centres;</li> <li>• Providing a wide variety of sporting, recreational and cultural facilities, including facilities that make better use of the existing coast;</li> <li>• Promoting cultural development, recognising the significance of unique local built and natural landmarks, and advocate for local history to be retained / retold.</li> <li>• Consider preservation of the built and natural heritage within future land use planning.</li> <li>• The development of projects and resources which encourage appreciation</li> </ul>	<p>Strategy 2020-2023, though we note that the new strategy does not identify planning scheme related measures.</p> <p>Ongoing consideration of natural environmental preservation and conservation should be contemplated within the Planning Scheme Review (noting there are some gaps identified within the Biodiversity Study).</p>

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	<ul style="list-style-type: none"> <li>ensuring ethical governance.</li> </ul>	<p>of natural environmental assets, including fringing reefs, distinctive local hoop pine forest and the Mon Repos Turtle Hatchery.</p> <ul style="list-style-type: none"> <li>Exploration of alternative energy options, including renewable energy (wind, solar etc).</li> <li>The development of a regional land use plan, ensuring the urban footprint as defined by the Wide Bay Burnett Regional Plan considers existing urban nodes.</li> </ul> <p>Having regard to the above, the following relevant overlays have been incorporated into the Planning Scheme;</p> <ul style="list-style-type: none"> <li>Biodiversity Areas Overlay;</li> <li>Sea Turtle Sensitive Areas Overlay;</li> <li>Heritage and Neighbourhood Character Overlay.</li> </ul> <p>The Planning Scheme's Category of Development and Assessment also contemplates a Renewable Energy Facility as a code assessable land use within relevant zones (e.g., Rural Zone).</p>	
<b>Economic Growth</b>			
Bundaberg Regional Economic Development Strategy 2009-2014	This strategy includes broad objectives and strategies that aim to strengthen the region's economic base, by creating partnerships between the community, business and industry, Council and Governments in order to promote and enhance growth and development within the region.	<p>Having reviewed the strategies and actions listed in the plan, we note the following are relevant to the planning scheme:</p> <ul style="list-style-type: none"> <li>Assess the impacts of the peri-urban interface.</li> <li>Investigate the feasibility of biogas opportunities.</li> </ul>	In relation to biogas opportunities, we note that a Renewable Energy Facility (which includes bio energy) is subject to code assessment in the Rural Zone, which indicates that the Planning Scheme will not be a constraint to this feasibility investigation.

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	<p>Eight (8) key regional industry sectors were identified, and action plans created for each. These sectors are:</p> <ul style="list-style-type: none"> <li>• Agriculture, horticulture and aquaculture</li> <li>• Aviation</li> <li>• Education</li> <li>• Food production and processing</li> <li>• Manufacturing</li> <li>• Marine</li> <li>• Retail and professional services</li> <li>• Tourism and lifestyle.</li> </ul> <p>The identified actions include a range of predominantly non-scheme measures, with a number of planning scheme related actions.</p>	<ul style="list-style-type: none"> <li>• Examine viability and suitability of aquaculture harvesting and processing and aquaculture value adding opportunities.</li> <li>• Upgrades to Bundaberg airport to attract additional commercial flights to the region.</li> <li>• Develop an industrial precinct for aviation industries, with improved access to the highway, CQ University and the region.</li> <li>• Develop a transport and freight strategy.</li> <li>• Liaise with developers to attract suitable accommodation developments for students.</li> <li>• Undertake an audit of current availability of industrial land and identify potential future industrial sites.</li> <li>• Ensure sufficient and well-located serviced land is available to support manufacturing related industries.</li> <li>• Ensure identified future industrial land is identified in the planning scheme.</li> <li>• Identify support for a marine industry cluster in the Bundaberg region.</li> <li>• Support the development of Port of Bundaberg Land Use Plan.</li> <li>• Support development of a health precinct in Bundaberg.</li> <li>• Identify and pursue opportunities for development of a tourism precinct at the Port of Bundaberg.</li> </ul>	<p>Many of the key recommendations have been captured in the Planning Scheme, or other subsequent documents, noting that the Airport Master Plan was adopted after this strategy; the Transport strategy was adopted after; the Industrial land planning study was completed after; Marine industry is focused in Port of Bundaberg SDA adopted after; Riverside masterplan and CBD masterplan completed after.</p> <p>Some gaps include consideration to facilitation of student accommodation and potential for a Health and Knowledge precinct facilitated around the new Bundaberg Hospital (with a MID recently approved for this facility).</p> <p>We recommend that there is a need for an updated Economic Development Strategy, given the changing economic landscape since 2009.</p>

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		<ul style="list-style-type: none"> <li>• Develop and promote industry and infrastructure development to support the development of a superyacht industry.</li> <li>• Continue the development of the Bundaberg riverfront precinct.</li> <li>• Undertake a masterplan for the Kinkuna Waters precinct.</li> </ul>	
<p>Activity Centres and Industrial Land Planning Study – Bundaberg Region 2012</p>	<p>This study reviews the existing centres and industrial networks in the Bundaberg region, including factors influencing demand and supply of centres and industry land and the current availability of land. The study was based on the assumptions in the Wide Bay Burnett Regional Plan 2011, assuming a projected population of 150,000 people by 2031.</p> <p>It made the following conclusions in relation to industrial land:</p> <ul style="list-style-type: none"> <li>• There is significant vacant zoned industrial land that will more than satisfy requirements through to 2031 (300 hectares of vacant industrial land available, with an assumed 200 hectares required to year 2031 based on Regional Plan projections).</li> <li>• However, there is limited supply of appropriately serviced and well located larger industrial lots (which may be satisfied through identification of a future investigation zone, such as to the south of the Bundaberg Airport).</li> </ul>	<p>The Study was a key input to the current Planning Scheme and informed the adopted centres hierarchy, provisions relating to the intended outcomes for each centre type and for the discouragement of out-of-centre development and the zoning and associated assessment provisions relating to industrial land within the Council area.</p>	<p>Since the preparation of this Study, a number of key changes have occurred that may impact on its currency, including:</p> <ul style="list-style-type: none"> <li>• The Ministerial Infrastructure Designation for the future Bundaberg Hospital precinct (which may impact the centres network and present a desire for co-located activities that support the hospital operations and the functionality of the precinct).</li> <li>• Declaration of the Bundaberg State Development Area (which will potentially influence the scale and balance of heavy and high impact industrial land use across the region).</li> <li>• Implementation of the Bundaberg Airport Masterplan (where future investments may drive more detailed planning for the surrounding industrial zoned land and the investigation of potential larger lot industrial land to the south of the Airport).</li> </ul>

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	<ul style="list-style-type: none"> <li>• There has historically been very slow take-up of industrial land, which may be managed through applying flexibility in planning scheme provisions relating to industrial development.</li> </ul> <p>It made the following conclusions in relation to activity centres:</p> <ul style="list-style-type: none"> <li>• There is a clear centres hierarchy within the Council area.</li> <li>• There may be imbalance in the centres hierarchy, with a low proportion of mid-sized centres and a high proportion of smaller centres. This is coupled with a reasonably high vacancy rate within these smaller (neighbourhood) centres.</li> <li>• Should further development be focused to the southern portion of the coastal area (i.e. between Innes Park and Elliott Heads), this may drive demand for a new district centre serving these communities (in addition to the district centre at Bargara).</li> </ul>		<ul style="list-style-type: none"> <li>• Significantly revised down population (and employment) projections within the Wide Bay Burnett Regional Plan 2023 (which may impact on the allocation of land for industrial and centre activities, particularly where this may have impacts upon the vitality of existing centres should there be an overprescription of future centres).</li> <li>• Incorporation of local area plans into the Planning Scheme for the coastal areas between Burnett Heads and Elliott Heads and for the Kalkie/ Ashfield area.</li> </ul> <p>It is recommended that a new activity centres and industrial land planning study is conducted accounting for the changes in landscape (including those discussed above) and to also measure the following:</p> <ul style="list-style-type: none"> <li>• The performance of the centres hierarchy, in particular the take-up of centre zoned land, changes in vacancy rates and whether this has been impacted by any out-of-centre development or potential over-prescription of neighbourhood centres within the broader network.</li> </ul>

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			<ul style="list-style-type: none"> <li>• The effectiveness of planning scheme provisions in reflecting the planned centres hierarchy and delivering vibrant and sustainable centres.</li> <li>• Any implications associated with planned growth within the southern coastal area, and the impacts upon the centres network.</li> <li>• The performance of provisions relating to industrial development and whether this has resulted in a greater take-up of industrial land than historical trends.</li> <li>• Whether there are any revised policy levers needed to drive investment in centres and/or industrial areas.</li> </ul>
<b>Environment and Heritage</b>			
Biodiversity Planning Study 2012	<p>The purpose of the Biodiversity Planning Study is to provide information and guidance regarding mechanisms that can be integrated into the new planning scheme for the protection, management and enhancement of Bundaberg's nature conservation values in compliance with the Queensland Planning Provisions (QPP).</p> <p>The QPP is a State planning instrument under the <i>Sustainable Planning Act 2009</i> (SPA) and provides a consistent form for planning schemes across Queensland</p>	<p>The desired approach to the protection of natural environmental values in the Bundaberg region will be to protect, manage and enhance biodiversity with no net loss, especially ecosystems, habitats and species of State and Regional significance, by a well-protected system of wildlife habitats and open space.</p> <p>The study included a number of recommendations to the Planning Scheme, which are summarised below:</p>	<p>The Biodiversity Study was released in 2012. This Study has been superseded by the State Planning Policy (which is incorporated within the Planning Scheme).</p> <p>As identified within the Planning Scheme (Part 2), the Minister has identified the State Planning Policy (July 2014) is integrated in the Planning Scheme (which includes Environment and Heritage / Biodiversity). This State Planning</p>

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	<p>through standardised structure, format, land use and administrative definitions, zones, levels of assessment, overlays, infrastructure planning provisions, development assessment codes and other administrative matters.</p> <p>The QPP provides guidance for inclusion of a strategic framework within local planning schemes which should include a theme addressing the natural environment. This theme should be reflected throughout the planning scheme.</p> <p>The study therefore aims to:</p> <ul style="list-style-type: none"> <li>• Briefly highlight the biodiversity values of the Bundaberg Regional Council area.</li> <li>• Define places or areas of ecological significance and the measures required for their protection and / or enhancement.</li> <li>• Provide consolidated information and recommendations that are consistent with the various state planning instruments required to be reflected in the new planning scheme (including the QPP, SPP's and the QLD Coastal Plan).</li> </ul>	<ul style="list-style-type: none"> <li>• Areas of high ecological significance should be protected and buffered 50-200m from development.</li> <li>• All areas of vegetation should be regarded as of importance unless otherwise determined through detailed ecological assessments.</li> <li>• Wetland require retention, protection of their hydrological regimes and buffering by at least 100m or in the case of GBR wetlands at least 500m in non-urban areas and 100m in urban areas.</li> <li>• Waterways should be retained as natural features in the landscape and include buffers.</li> <li>• A network of corridors should be retained or enhanced.</li> </ul> <p>The recommendations within the study provide a framework to protect Bundaberg's biodiversity over a 25 year horizon aligning with the requirements of the QPP. The following overlays are recommended to be included within the new planning scheme to address QPP requirements:</p> <ul style="list-style-type: none"> <li>• Biodiversity Overlay;</li> <li>• Waterway Overlay;</li> <li>• Wetland Overlay;</li> <li>• Coastal Management Overlay.</li> </ul> <p><u>PSP – Ecological Assessment Guideline</u></p> <p>The Biodiversity Planning Study identifies that the ecological assessment PSP requires</p>	<p>Policy (currently reflected within the Planning Scheme) has now been superseded by the State Planning Policy (July 2017). The current State Planning Policy includes new terminology and mapping (which is not reflected within the current Planning Scheme).</p> <p>The Biodiversity Study requires updating to reflect the current SPP (consideration of revised SPP mapping, SPP terminology etc). Further information and analysis will be provided in our assessment as part of the detailed SPP review.</p>

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		<p>tailoring to the meet the specific requirements of the BRC local government area. Whilst there are a number of ecological assessment guidelines on which such a policy could be based, it is desirable that the guideline is tailored to address Bundaberg specific issues. A draft policy is included as an Appendix item within the Biodiversity Planning Study for consideration.</p>	
<p>Scenic Amenity Study 2012</p>	<p>The Bundaberg Region includes sensitive and attractive landscapes, particularly along the coastline (including the 'Coral Coast') and in the rural hinterland, which make a significant contribution to the character and lifestyle of the Region.</p> <p>The Scenic Amenity Study identifies key elements of landscape character and scenic amenity worthy of protection, enhancement and management, and recommends appropriate planning measures, consistent with the Queensland Planning Provisions (QPP).</p>	<p>The scenic amenity mapping and landscape character assessment highlights the importance of the coastline and large natural areas, many of which are already protected as open space, National Parks or Forest Reserves, and which also form important habitat areas.</p> <p>Notwithstanding, as detailed within the Scenic Amenity Study, the scenic amenity and landscape character values of rural and coastal areas which are outside reserves require additional planning scheme measures.</p> <p>The Scenic Amenity Study identifies a recommended approach to planning, development control and management: The key observations and approaches suggested within the Study are outlined below:</p> <ul style="list-style-type: none"> <li>• For existing high scenic value areas (Category A): avoidance of development plus protection and enhancement.</li> <li>• For existing landscape character areas (Category B): maintenance of character and views, with minimisation of visual</li> </ul>	<p>The Study includes a Scenic Amenity Overlay Map, which provides the basis for key recommendation measures to be incorporated within the Planning Scheme.</p> <p>The Planning Scheme has not incorporated the Scenic Amenity Overlay Map (and therefore the Planning Scheme does not reflect the recommendations outlined within the Scenic Amenity Study).</p> <p>Various Codes within the Planning Scheme (including the Environmental Management Zone, Emerging Community Zone, Low Density Residential Zone) seeks to ensure development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, significant land marks and rural and coastal views and vistas (noting that</p>



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		<p>impacts on identified values, especially in coastal areas.</p> <p>The Landscape Values Overlay Map (which is included within Figure 6 of the Scenic Amenity Study) provides the basis for recommended measures, notably:</p> <ul style="list-style-type: none"> <li>• Protection and buffering from all of Category A areas, including those in the 500m Coastal Zone buffer that are predominantly natural and undeveloped;</li> <li>• Maintenance of forested skylines a natural shoreline;</li> <li>• Requirement for visual impact assessments;</li> <li>• Impacts on scenic amenity and preference in the Coastal Zone are to be assessed against a code based on the Queensland Coastal Plan SPP for Scenic Amenity;</li> <li>• Areas mapped as Category B are considered landscape character areas unless otherwise determined through visual impact assessments.</li> </ul> <p>The recommendations for an overlay based on a combination of the landscape values in the study (Categories A and B) provide a framework to protect Bundaberg's scenic and landscape character values in accordance with the requirements of the 'Character' category of the Queensland Planning Provisions (QPP) for inclusion in the new planning scheme.</p>	<p>no relevant mapping accompanies this provision).</p> <p>This incorporation of the Landscape Values Overlay Map (and relevant recommendation / buffers to key protection areas as outlined within the Study) is recommended to be further considered within the Planning Scheme review.</p> <p>A desktop preliminary review was undertaken via aerial imagery through Nearmap, to identify whether any urban encroachment had occurred within the area identified as Category A (High Scenic Value Areas). There appears to be some encroachment within Burnett Heads / Bargara, however the majority of development within the land had been developed prior to the Study being undertaken (prior to 2012). Further analysis is recommended to identify any notable area subject to urban encroachment (which may indicate a revised scenic amenity study that considers implications of this).</p>

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<b>Infrastructure</b>			
<p>Sport and Recreation Strategy 2010</p>	<p>The Bundaberg Regional Sport and Recreation Strategy provides an opportunity for Council to support and build upon the Region's diversity of sporting facilities, parks for locals and visitors, play spaces for children and young people and pedestrian paths.</p> <p>The background information in the 2006 Strategy (Bundaberg Regional Council Sport and Recreation Strategy 2006) is still relevant excepting the information supplied by sport and recreation clubs that is now included in Appendix 1. The 2006 Strategy should be read in conjunction with the Sport and Recreation Strategy 2010.</p> <p>The purpose of the project has been to develop a Regional Sport and Recreation Strategy by identifying present and future demands in sport and recreation in the region and developing guidelines for the Regional Council to provide for the existing and future demand, based on existing information, detailed community profiles, consultation, research identified needs and analysis.</p> <p>The recommendations of the Strategy are grouped into four strategic areas. These are:</p> <ul style="list-style-type: none"> <li>• Viability of sport and recreation groups.</li> <li>• Open Space and Council Planning.</li> </ul>	<p>Having reviewed the recommendations listed in the Strategy, we note the following are relevant to the planning scheme:</p> <ul style="list-style-type: none"> <li>• Continue Council's role in creating local environments that support active, healthy communities and lifestyles.</li> <li>• Continue implementation of the Bundaberg Regional Council Multi-Modal and Walk Cycle Plan.</li> <li>• Complete the Master Plan of the Bundaberg Recreation Precinct.</li> <li>• Liaise with Council's Planning Staff concerning the need to protect, through Council's planning instrument, hard to locate and noisy sports. In any amendments of the Planning Scheme, establish provisions that will protect groups involved in these activities from being relocated due to encroaching residential activity.</li> </ul> <p>Having regard to the above, the following key aspects are identified within the Planning Scheme (and broader Council documents):</p> <ul style="list-style-type: none"> <li>• The Planning Scheme has implemented relevant recommendations of the Multi-Modal Strategy (refer to summary of the Multi-Modal Strategy). Further consideration recommended having regard to the LGIP.</li> </ul>	<p>The Sport and Recreation Strategy 2010 has now been superseded by the Sport and Recreation Strategy 2018-2028, so has limited ongoing relevance.</p>

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	<ul style="list-style-type: none"> <li>Maintenance and improvement of existing facilities and programs.</li> <li>New facilities, programs and initiatives.</li> </ul>	<ul style="list-style-type: none"> <li>The Bundaberg Recreational Precinct has been completed, which facilitates quality regional recreational and events.</li> <li>Having regard to hard to locate and noisy sports (such as a Motor Sport Facility) it can be noted that high risk land uses (including Motor Sports) have been considered within the Water Resource Catchments Overlay Code (to ensure development does not adversely affect water quality objectives). Furthermore, a Motor Sport Facility is identified as an Impact Assessable land use throughout all Zones of the Planning Scheme.</li> <li>The Planning Scheme includes and facilitates Sport and Recreation through the Sport and Recreation Zone Code.</li> </ul>	
<p>Multi Modal Pathway Strategy: Connecting our Region 2012</p>	<p>The Multi Modal Pathway Strategy aims to create an integrated multi-modal network with standardised design and locational criteria.</p> <p>The outcome of the work undertaken will be the production of a multi modal pathway network plan with recommended delivery priorities.</p> <p>The Strategy included significant work in identifying and assessing pedestrian and cycleway routes within the Bundaberg Region.</p> <p>The Overall Outcomes in the Multi-Modal Pathway Network include:</p> <ul style="list-style-type: none"> <li>Personal Safety – facilitating good passive surveillance, provide</li> </ul>	<p>As identified within the Multi-Modal Pathway Strategy, Council's new planning scheme is recommended to provide appropriate guidance on providing pedestrian and cycle friendly communities.</p> <p>Opportunities identified for the planning scheme regarding walk / cycle facilities include:</p> <ul style="list-style-type: none"> <li>A network map to be incorporated as a Transport Infrastructure overlay to ensure the plan is incorporated and not compromised by new developments.</li> <li>Codes to encourage best practice multi modal planning e.g., principles such as connectivity, convenience, accessibility, safety, personal safety design principles,</li> </ul>	<p>The Multi-Model Pathway Strategy has now been superseded by the Active Transport Strategy 2020-2025, so has limited ongoing relevance.</p> <p>As detailed within the Active Transport Strategy 2020-2025, the Multi-Modal Pathway Strategy had a strong focus on transport related outcomes, while the new Active Transport Strategy 2020-2025 connects these outcomes with health and social opportunities.</p>

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	<p>appropriate crossing points at roads, satisfy design specifications for pedestrian and most bicycle user groups.</p> <ul style="list-style-type: none"> <li>• Connectivity – providing convenient links to attractors / generators of trips (schools, sport and recreation, shops etc).</li> <li>• Amenity - locate paths to maximise exposure to attractive, interesting scenery; routes optimise exposure to local heritage and other attractions; provision of shade and other support features.</li> <li>• Economic - cost effectiveness in terms of land acquisition and construction cost; consideration of ongoing maintenance costs; equity of access; opportunity to build on existing network.</li> </ul>	<p>amenity/urban design (based on Queensland Streets)</p> <ul style="list-style-type: none"> <li>• Requirements for bicycle parking and showers/lockers in new commercial developments (refer to Queensland Development Code Section 4.1 – Sustainable Buildings)</li> <li>• Policies for developing infrastructure and works to incorporate consistent standards for multi modal paths e.g., cross sections, construction standards.</li> <li>• Priority Infrastructure Plans (PIP) and Infrastructure Charging Schedule (ICS) to incorporate multi modal paths.</li> </ul> <p>Having regard to the Planning Scheme, the following relevant aspects are incorporated:</p> <ul style="list-style-type: none"> <li>• Bicycle parking rates included within the Transport and Parking Code;</li> <li>• Relevant end of trip facilities included within Transport and Parking Code.</li> </ul>	
Parks and Open Space Study 2012	<p>The purpose of the Parks and Open Space Study is to develop an open space plan for the region that has regard to population projections and regional planning strategies and is capable of being incorporated within the Priority Infrastructure Plan (PIP).</p> <p>The primary focus of the study was to assess current land supply, gaps in provision and future land needs for open space.</p>	<p>Bundaberg Regional Council sought to undertake the Parks and Open Space Study as it moved to prepare a new Planning Scheme.</p> <p>Overall, the background research undertaken from the Parks and Open Space Study indicates further demand for this study to proceed.</p> <p>The information collected as part of the Study should be flexible so it can be used for a variety of purposes including informing the Planning Scheme, including zoning and land</p>	<p>The Parks and Open Space Strategy has now been superseded by the Parks and Open Space Strategy 2019-2026, which primarily focuses on and informs the LGIP.</p> <p>The Current Study includes a list of recommendations for consideration as amendments to the LGIP or requiring further investigation (Appendix 6 Task 2.1.1 in Action Table).</p>

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	<p>The key outputs of the Study include (but are not limited to) the following:</p> <ul style="list-style-type: none"> <li>• Identify open space needs to 2031 based upon the draft Regional Plan and State government population projections for defined planning areas.</li> <li>• Review open space provisions in existing planning scheme.</li> <li>• Identify open space categories and catchment types for open space.</li> <li>• Identify standards of service for open space provision.</li> </ul>	<p>use zone code development, assessing demand for trunk (public parks) and non-trunk infrastructure and developing capital works plans and operational tools for planning and maintain open space.</p> <p>With the new Planning Scheme and subsequent Priority Infrastructure Plan (PIP), it is important that the frameworks can be provide Council with a variety of planning outputs including suitable land use zones (in accordance with the QPP), defining open space that is considered trunk infrastructure so it can be identified and assessed for the development of the PIP and being able to use the data for operational planning purposes, such as calculating service level agreements for different functions of parks.</p> <p>Other consideration within the Planning Scheme as outlined within the Parks and Open Space Study include:</p> <ul style="list-style-type: none"> <li>• Incorporate the guiding principles and desired standards of service from the Study in the Planning Scheme and Priority Infrastructure Plan.</li> <li>• The Desired Regional Outcomes from the Wide Bay Burnett Regional Plan in relation to open space should be incorporated in the strategic outcomes and land use zone codes.</li> <li>• Council should consider the outcomes from pedestrian transport planning, in particular, the Multi Modal Report in the</li> </ul>	

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		open space land provisions and trunk transport infrastructure network planning.	
Social Infrastructure / Community Facilities Planning Study 2012	<p>The planning study assesses the social infrastructure needs of the community to the year 2031 and is a key input into the planning scheme and associated infrastructure plan. The plan identifies a need for a range of additional community facilities to meet growing population demands and local needs within specific locations.</p> <p>The social infrastructure needs analysis was based on a population assumption of 139,350 people at 2031 (an additional 40,817 people from the 2010 base population).</p>	<p>Relevant to the preparation of the planning scheme and priority infrastructure plan at the time (and later local government infrastructure plan), the plan identified the need to plan for the following community facilities:</p> <p>Regional facilities in Bundaberg centre:</p> <ul style="list-style-type: none"> <li>• A regional multipurpose community centre or hub</li> <li>• A regional Performing Arts Centre/ Convention Centre</li> <li>• A regional library/ art gallery/ museum, or expansion of existing facilities</li> </ul> <p>District facilities at Bargara/ coastal area:</p> <ul style="list-style-type: none"> <li>• High school</li> <li>• TAFE facility</li> <li>• Community health centre</li> <li>• Day care/ respite centre</li> <li>• Library</li> </ul> <p>District facilities at Kepnock/ Kalkie District Centre:</p> <ul style="list-style-type: none"> <li>• Community centre</li> <li>• Library</li> <li>• TAFE facility (if not provided in Bargara)</li> <li>• Police station (alternatively expansion of existing station at Bargara)</li> <li>• Fire and rescue station (alternatively in Bundaberg West)</li> </ul>	<p>It is understood that the planned regional facilities will form part of the Civic and Cultural Arts Precinct, which is subject to a detailed precinct master plan that has not yet been prepared.</p> <p>Land to facilitate the library identified as being required at Bargara and the community centre and library identified as being required at Kepnock/ Kalkie would potentially constitute local trunk infrastructure planned and funded through the LGIP. The LGIP does not currently include these facilities in the PFTI and consideration as to their need should be undertaken.</p> <p>From the information provided by Council, we understand that no further analysis of community facilities has been conducted by or on behalf of Council since this 2012 study.</p> <p>It is noted that the Regional Plan has a revised population projection for Bundaberg City, which is less than that projected in the current Regional Plan and that used in this 2012 planning study (in spite of the additional 10+ year planning horizon). The Regional Plan now projects a population for the Council area of 114,091 at 2046 (revised</p>

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		<ul style="list-style-type: none"> <li data-bbox="1064 279 1603 336">• Ambulance station (alternatively expansion of existing station at Qunaba).</li> </ul> <p data-bbox="1064 344 1568 402">Additionally, a need for local level facilities within new growth areas.</p> <p data-bbox="1064 416 1603 657">It must be noted that, in terms of planning and funding for the relevant local government community facilities through the Local Government Infrastructure Plan (LGIP) and Adopted Infrastructure Charges Resolution, this only relates to the land for community facilities (not works to build or expand facilities).</p>	<p data-bbox="1630 279 2040 488">down from a projection of 139,350 people by year 2031). It would be prudent to review the need for community facilities in light of the new population projections and revise the planning study, planning scheme and LGIP accordingly.</p>