

19 May 2021

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Mr Damien Walker
Director General
Department of State Development, Infrastructure,
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Dear Mr Walker,

RE: NOTICE OF COMPLETION OF REVIEW OF FRASER COAST PLANNING SCHEME 2014 AND LOCAL GOVERNMENT INFRASTRUCTURE PLAN

In accordance with sections 25 and 25(3) of the *Planning Act 2016*, Council have completed a review of the *Fraser Coast Planning Scheme 2014* (the scheme) and Local Government Infrastructure Plan (LGIP).

At its Ordinary meeting on the 28 April 2021, Council resolved to undertake works to commence amendments to the scheme and the LGIP.

Please find attached Council's resolution to commence amendments to the Fraser Coast Planning Scheme 2014 and LGIP, refer to **Attachment 1** and **Attachment 2**.

Please contact Council's Manager Strategic Land Use Planning, Lauren Payler, on phone (07) 4197 4552 should you require further information or to discuss any matters regarding the planning scheme or LGIP.

Yours faithfully,



KEN DIEHM
CHIEF EXECUTIVE OFFICER

CC: Luke Lankowski - wbsara@dsgmip.qld.gov.au

Attachment 1 Council resolution to commence amendments to the scheme and LGIP
Attachment 2 LGIP review checklist

Contact Officer: Lauren Payler
Phone: (07) 4197 4552
Docs Reference: 4286605

ORD 10.3.1 Planning Scheme Review - Stage 2 Outcomes Report

RESOLUTION (Jade Wellings/Phil Truscott)

That Council:

1. Notes the *Fraser Coast Planning Scheme Review Outcomes Report* prepared by Perkins Planning (Attachment 1 #4243902).
2. Resolves to advise the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning that Council has completed a review of the Planning Scheme in accordance with Section 25 of the *Planning Act 2016* and Council has decided to make amendments to the Planning Scheme.
3. Resolves to advise the Chief Executive of the Department of State Development, Infrastructure, Local Government and Planning that Council has completed a review of the Local Government Infrastructure Plan (LGIP) in accordance with Section 25(3) of the *Planning Act 2016* and Council has decided to make amendments to the LGIP.
4. Endorse the scope of works (Attachment 2 #4257324) for the planning scheme review with the following point added to the 'Delivery Approach' in item 4 on page 307;
 - i. "Consultant to facilitate land owner and community engagement process with support from Council staff regarding the level of desire for demolition control areas",

and resolve to commence preparing the planning scheme and LGIP amendments, subject to future financial year budget considerations.

Carried Unanimously

ATTACHMENT 2 – LGIP review checklist (edocs #4265418)

LGIP review checklist

Approved form MGR5.1 under the Planning Act 2016

Review principles:

- A reference in the checklist to the LGIP is taken to include a relevant reference to the *Planning Act 2016* and chapter 5 of the Minister's Guidelines and Rules.
- Terms in this checklist that are defined in the *Planning Act 2016* or the Minister's Guidelines and Rules.

The checklist must not be taken to cover all requirements of the *Planning Act 2016* and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the *Planning Act 2016* and the Minister's Guidelines and Rules when preparing or amending an LGIP.

Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer				
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation	
The LGIP is consistent with the legislation for LGIPs and the Minister's Guidelines and Rules	All	1.	The LGIP sections are ordered in accordance with the LGIP template.	Y						
		2.	The LGIP sections are correctly located in the planning scheme.	Y						
		3.	The content and text complies with the mandatory components of the LGIP template.	Y						
		4.	Text references to numbered paragraphs, tables and maps are correct.	Y						
	Definitions	5.	Additional definitions do not conflict with statutory requirements.	Y						
	Preliminary section	6.	The drafting of the Preliminary section is consistent with the LGIP template.	Y						
		7.	All five trunk networks are included in the LGIP. (If not, which of the networks are excluded and why have they been excluded?)	Y						
	Planning assumptions - structure	8.	The drafting of the Planning assumptions section is consistent with the LGIP template.	Y						
		9.	All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa.	Y						
		10.	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant plans for trunk infrastructure (PFTI) maps and vice versa.	Y						
	Planning assumptions - methodology	11.	The population and dwelling projections are based on those prepared by the Queensland Government Statistician (as available at the time of preparation) and refined to reflect development trends in the local government area.	N	Not up to date, based on census 2011 data. Requires updates to population assumptions.					
		12.	The employment and non-residential development projections align with the available economic development studies, other reports about employment or historical rates for the area.	N	Not up to date, based on census 2011 data. Requires updates to population assumptions.					
		13.	The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding.	N	Further refinement of constrained areas required (e.g. coastal hazards, flood, MLES, drainage).					

		14.	The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends.	N	Requires review to align with the outcomes of the Housing Diversity and Land Supply analysis and constraints refinement.				
		15.	The planned densities account for land required for local roads and other infrastructure.	N	Roughly accounts for land required but needs further refinements (e.g. LAP's do not reflect all infrastructure).				
		16.	The population and employment projection tables identify "ultimate development" in accordance with the defined term.	Y					
		17.	Based on the information in the projection tables and other available material, it is possible to verify the remaining capacity to accommodate growth, for each projection area.	N	Requires updating to align with the outcomes of the planning scheme review process.				
		18.	The determination of planning assumptions about the type, scale, timing and location of development, reflect an efficient, sequential pattern of development.	N	Requires updating to align with the outcomes of the planning scheme review process.				
		19.	The relevant state agency for transport matters and the distributor-retailer responsible for providing water and wastewater services for the area (if applicable), has been consulted in the preparation of the LGIP (What was the outcome of the consultation?)	N	To be undertaken as part of the review process.				
	Planning assumptions - demand	20.	The infrastructure demand projections are based on the projections of population and employment growth.	N	Requires review as projections are outdated.				
		21.	The infrastructure units of demand align with those identified in the Minister's Guidelines and Rules, or where alternative demand units are used, their numerical relationship to the standard units of demand is identified and explained.	Y					
		22.	The demand generation rates align with accepted rates and/or historical data.	N	These rates require review				
		23.	The service catchments used for infrastructure demand projections are identified on relevant PFTI maps and demand tables.	Y					
		24.	The service catchments for each network cover, at a minimum, the urban areas, and enable urban development costs to be compared.	N	Service catchments require refinement.				
		25.	The asset management plan (AMP) and Long Term Financial Forecast (LTFF) align with the LGIP projections of growth and demand. (If not, what process is underway to achieve this?)	N	LGIP review project will seek to resolve the alignment issues.				
	Priority infrastructure area (PIA)	26.	The drafting of the PIA section is consistent with the LGIP template.	Y					
		27.	Text references to PIA map(s) are correct.	Y					

		28.	The PIA boundary shown on the PIA map is legible at a lot level and the planning scheme zoning is also shown on the map.	Y					
		29.	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.	Y					
		30.	The PIA accommodates growth for at least 10 years but no more than 15 years.	N	Requires review to align with the outcomes of the planning scheme review process and the land supply analysis				
		31.	The PIA achieves an efficient, sequential pattern of development.	N	To be determined through the demographic analysis and the planning scheme review of settlement pattern.				
		32.	If there is an area outside the PIA that the planning assumptions show is needed for urban growth in the next 10 to 15 years, why has the area been excluded from the PIA?	N	Needs to be with the planning scheme review process.				
	Desired standards of service (DSS)	33.	The drafting of the DSS section is consistent with the LGIP template.	Y					
		34.	The DSS section states the key planning and design standards for each network.	Y					
		35.	The DSS reflects the key, high level industry standards, regulations and codes, and planning scheme policies about infrastructure.	N	Standards require updates (e.g. waste and water code). Planning scheme policies for development works will be reviewed as part of planning scheme review.				
		36.	There is alignment between the relevant levels of service stated in the local government's AMP and the LGIP. (If not, what process is underway to achieve this?)	N	LGIP review project will seek to resolve the alignment issues.				
	Plans for trunk infrastructure (PFTI) – structure and text	37.	The drafting of the PFTI section is consistent with the LGIP template.	N	Section 5.1(2) is not included.				
		38.	PFTI maps are identified for all networks listed in the Preliminary section.	Y					
		39.	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	Y					
	PFTI – Maps <i>[Add rows to the checklist to address these items for each of the networks]</i>	40.	The maps clearly differentiate between existing and future trunk infrastructure networks.	Y					
		41.	The service catchments referenced in the schedule of works (SOW) model and infrastructure demand summary tables are shown clearly on the maps.	Y					
		42.	Future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.	Y					

		43.	The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.	N					
	Schedules of works [Add rows to the checklist to address these items for each of the networks]	44.	The schedule of works tables in the LGIP comply with the LGIP template.	Y					
		45.	The identified trunk infrastructure is consistent with the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules.	Y					
		46.	The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA.	N	Need to review population projections and land supply analysis.				
		47.	Future urban areas outside the PIA and the demand that will be generated at ultimate development for the relevant network catchments have been considered when determining the trunk infrastructure included in the SOW model.	N	Need to review population projections and land supply analysis.				
		48.	There is alignment of the scope, estimated cost and planned timing of proposed trunk capital works contained in the SOW model and the relevant inputs of the AMP and LTFF. (If not, what process is underway to achieve this?)	N	LGIP review project will seek to resolve this deficiency.				
		49.	The cost of trunk infrastructure identified in the SOW model and schedule of work tables is consistent with legislative requirements.	Y					
		SOW model	50.	The submitted SOW model is consistent with the SOW model included in the Minister's Guidelines and Rules.	Y				
		51.	The SOW model has been prepared and populated consistent with the Minister's Guidelines and Rules.	Y					
		52.	Project owner's cost and contingency values in the SOW model do not exceed the ranges outlined in the Minister's Guidelines and Rules.	Y	Currently does not identify these costs.				
		53.	Infrastructure items included in the SOW model, SOW tables and the PFTI maps are consistent.	N	Inconsistencies require updating.				
	Extrinsic material	54.	All relevant material including background studies, reports and supporting information that informed the preparation of the proposed LGIP is available and identified in the list of extrinsic material.	Y	Requires updating to reflect current documents/resources.				
		55.	The extrinsic material explains the methodology and inter-relationships between the components and assumptions of the LGIP.	Y					