





3.5 Community wellbeing



3.5.1 Strategic outcomes

- (a) The quality of life and wellbeing of residents of the Fraser Coast is enhanced through the provision of healthy and safe environments and well-designed neighbourhoods that promote active living, healthy lifestyles and accessibility to community services and facilities.
- (b) Fraser Coast residents are accommodated in a diverse range of housing which is affordable and appropriate to their needs and income levels at all stages of their lives.
- (c) A range of community facilities and infrastructure is provided, particularly in the cities and towns, to promote inclusiveness, safety and active living.
- (d) The Fraser Coast contains strong, active and healthy communities that have access to parks and the opportunity to play sport in a diverse range of facilities and locations.
- (e) Buildings, places and areas of Indigenous and non-Indigenous cultural heritage and character significance are identified and protected from adverse impacts of development.
- (f) The planning and design of new neighbourhoods incorporates crime prevention techniques and emphasises community safety.



3.5.2 Elements and specific outcomes

3.5.2.1 Element 1 Healthy and strong communities

The quality of life and community wellbeing of residents of the Fraser Coast will be enhanced through appropriately located and designed neighbourhoods and community activity areas. Healthy and strong communities are promoted through the provision of active transport and open space networks and by providing inclusive, safe and comfortable environments for residents within which to live, work and play.

Specific outcomes

- (a) Development on the Fraser Coast supports healthy lifestyles and strong communities by maximising accessibility to:-
 - (i) pedestrian, cycle and recreational trail networks;
 - (ii) sport and recreation, community and social facilities and services; and
 - (iii) education and employment opportunities.
- (b) Development provides for and contributes to the provision of pedestrian, cycle and recreational trail networks to service and link residential development, employment areas, centres, public transport nodes, community facilities and sport and recreational facilities internally within cities, towns, villages and communities and externally to the wider open space and regional trail networks of the Fraser Coast.
- (c) Development in business and employment areas contributes to infrastructure and facilities that support pedestrian and cycle options and usage including end-of-trip facilities at significant places of employment and other trip generators.
- (d) The planning and design of new residential neighbourhoods (and development generally) provides for community integration and inclusiveness by providing places that encourage people to congregate and encourage community interaction.
- (e) Residential development and housing, community facilities and development in centres and employment areas are designed to promote social interaction and enhance a sense of community safety by incorporating Crime Prevention Through Environmental Design (CPTED) principles.
- (f) The safe, comfortable and convenient use of outdoor spaces and places is maximised through the use of awnings and other sun-shading and weather protection measures.

3.5.2.2 Element 2 Housing affordability and diversity

To meet community needs of people at all stages of their life and in various economic circumstances, a diverse range of housing types will be provided on the Fraser Coast.

Specific outcomes

- (a) Development increases the overall supply of affordable housing. Affordable housing in the form of multi-unit development is encouraged in locations close to public transport, employment, business centres and community and social facilities.
- (b) Residential development on the Fraser Coast, particularly in urban expansion areas and in areas where infill development is envisaged, incorporates:-
 - (i) a mix of lot sizes and a diverse range of housing types, sizes and forms such that there is housing choice for all residents as they move through their lifecycle;
 - (ii) affordable housing that is well designed and effectively integrated within local communities;
 - (iii) appropriate, accessible and adaptable housing for all residents, including aged persons, students and persons with disabilities; and
 - (iv) a wide range of contemporary, innovative and traditional architectural styles to allow each of the Fraser Coast's cities, towns and villages to reinforce a distinct character and identity.

3.5.2.3 Element 3 Social infrastructure, community facilities & services

Social infrastructure, community facilities and services are fundamental building blocks to creating complete communities. Human and civic assets provided on the Fraser Coast will create the social and economic legacy for current and future generations and will promote a higher degree of self-reliance for the region.

Specific outcomes

- (a) Development provides and/or contributes to the provision of community facilities and/or land for community facilities that meets the needs of the community and is consistent with the planned community facilities infrastructure network in Council's Local Government infrastructure plan and any applicable infrastructure agreement.
- (b) A diverse range of community services and facilities that support the physical, safety, cultural and social needs of the Fraser Coast community are provided.
- (c) Major social infrastructure, community facilities and services within the Fraser Coast are directed to the major regional population centres of Maryborough and Hervey Bay so as to reinforce the roles of these cities, provide a focus for facilities and services, reduce transport demands and provide better local access to facilities and services.
- (d) Social infrastructure, community facilities and services are provided in the district (rural and coastal) centres of Howard, Burrum Heads and Tiaro to support their role as secondary service centres with the necessary infrastructure to service local communities and immediately surrounding rural and rural residential areas.
- (e) Community facility infrastructure:-
 - (i) is appropriately located to create community hubs which provide a focal point for community activity and interaction;
 - (ii) provides for the co-location of complimentary services where appropriate;
 - (iii) maximises access and connectivity to public transport and active transport networks when available;
 - (iv) is successfully integrated with other community facilities, recreational uses, residential areas and centres in the urban fabric; and
 - (v) is designed and has a character that is attractive, addresses and enhances the public realm, is safe and user friendly and is appropriate to the locality.

3.5.2.4 Element 4 Open space and recreation

The provision of suitably located and designed open space and recreation areas is fundamental to building complete communities and will help to ensure that the Fraser Coast is maintained as a highly attractive area in which to live, work, play and visit.

Specific outcomes

- (a) Development provides and/or contributes to the provision of land and embellishments for public open space that meets the needs of the community and usable on-site open space and communal areas that promote activity and community interaction.
- (b) Parks, open space and recreation facilities are appropriately located and designed to:-
 - (i) provide for a diverse range of open space values, functions, experiences and settings;
 - (ii) provide the opportunity to access green areas and green corridors throughout the urban environment;
 - (iii) maximise integration with the broader open space network, recreational trail networks, community facilities, centres and residential areas to provide high levels of accessibility, proximity and connectivity for users;
 - (iv) meet the needs of the community; and
 - (v) maximise opportunities for co-location of complementary activities and facilities.
- (c) Major recreational and open space facilities are located at Maryborough and Hervey Bay.
- (d) Development in urban expansion areas and infill areas contributes to establishing, maintaining and protecting green corridors of open space within cities, towns and villages to provide connectivity with the natural environment and landscape of the broader open space network of the Fraser Coast.
- (e) Public park infrastructure and associated recreational and sporting facilities are designed to:-
 - (i) recognise and incorporate the values and attributes of open space and ecologically important areas;
 - (ii) maintain and protect the amenity of surrounding areas and land uses;
 - (iii) be safe for public use and maximise outdoor comfort for users; and
 - (iv) minimise opportunities for crime.
- (f) The open space, sport and recreation resources of the Fraser Coast are protected from encroachment by incompatible land uses and other adverse impacts of development.

3.5.2.5 Element 5 Cultural heritage & character significance

The Fraser Coast has a rich history as a place of Indigenous occupation with the region containing many known and potential traditional owner cultural heritage sites. The Fraser Coast and Maryborough in particular, is also known for its post-settlement history and cultural significance comprising of historic buildings, places, precincts and streetscapes which contribute to the character of the region.

The Fraser Coast community values its unique cultural heritage and historic character significance. It is therefore important that those places and areas of cultural heritage significance are identified and afforded protection to provide a sense of identity for present and future generations.

Specific outcomes

- (a) The Fraser Coast's indigenous and non-indigenous cultural heritage is recognised and protected. Development which adversely impacts on places of cultural heritage significance is not supported, unless there is no prudent or feasible alternative.
- (b) Development is sensitive in its design response and the manner in which it relates to and addresses places of cultural heritage significance.
- (c) The distinctive historic character formed by clusters of buildings and streetscapes within cities, towns, villages and communities of the Fraser Coast is maintained and enhanced.
- (d) The adaptive re-use of a heritage place is encouraged where the use is sympathetic to the cultural heritage values of the place. In some cases this may involve uses that are not ordinarily considered compatible in the zone provided that these uses have no or only minimal off-site impacts.

3.5.3 Relevant strategic framework maps

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.



