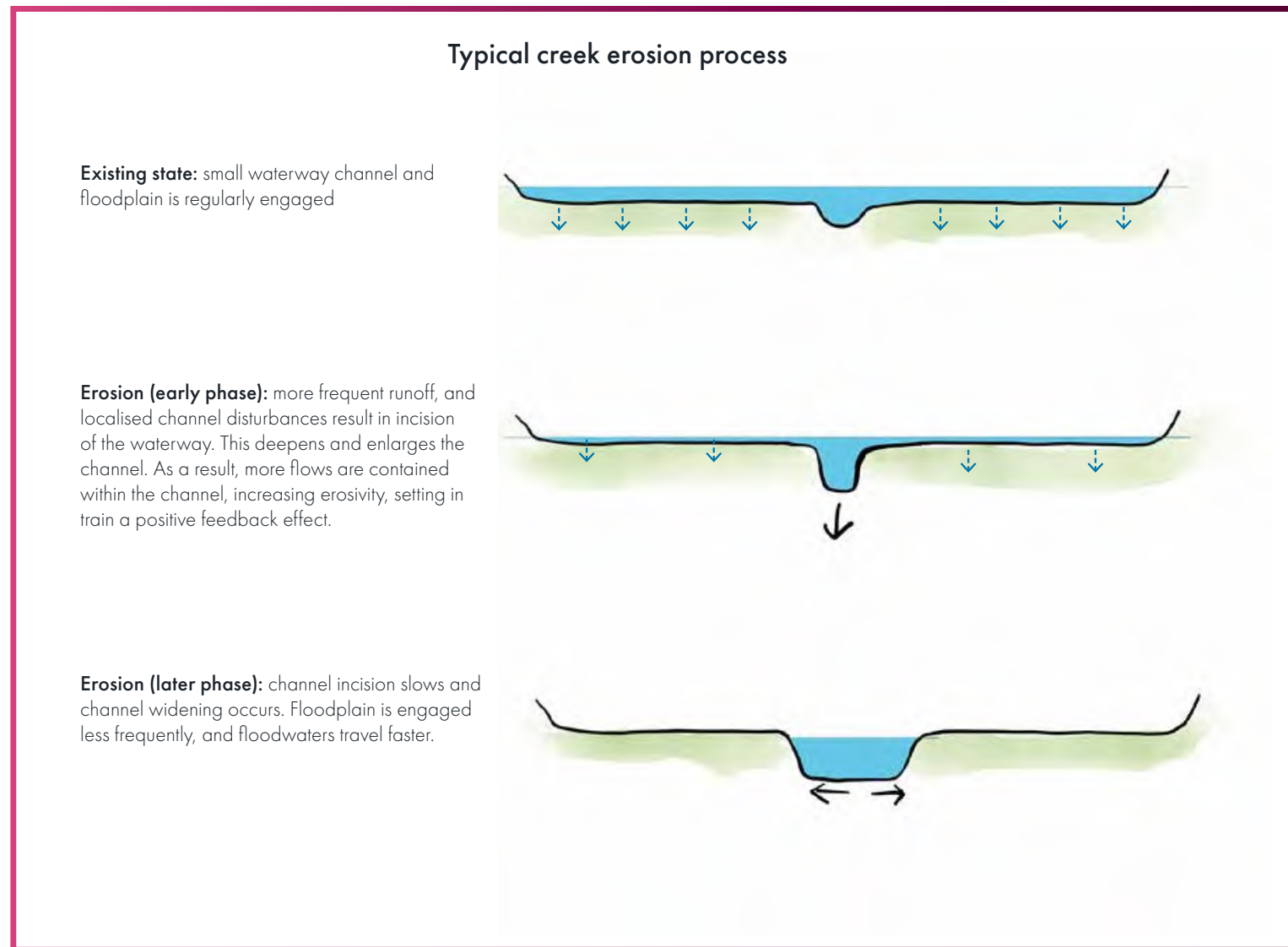


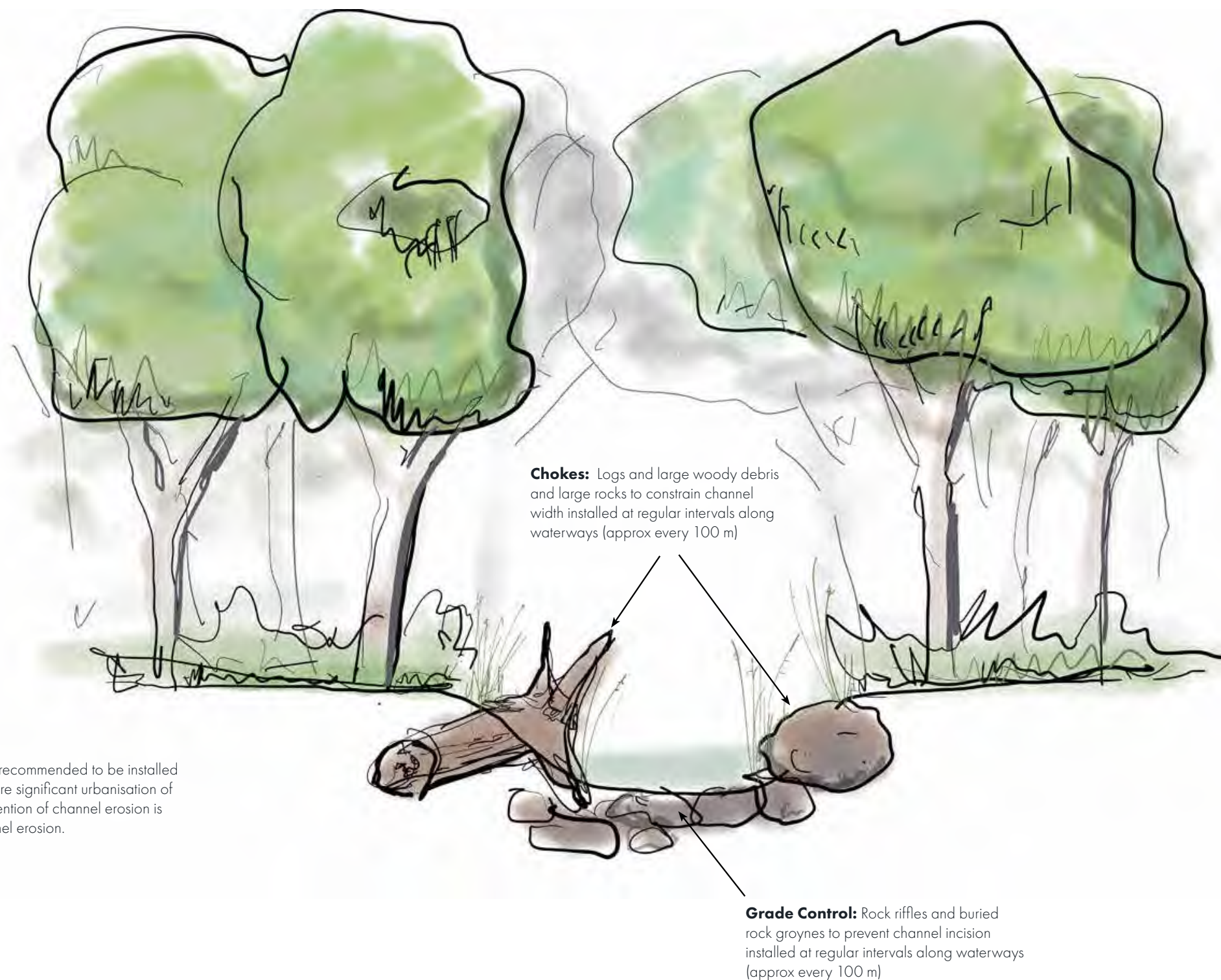
4.10 Waterway Design

Urbanisation typically alters urban hydrology in a manner that triggers and worsens erosion in waterways. This occurs even if flood detention is installed, and can be exacerbated by it. Once waterway channels start to erode, it kicks off a set of positive feedback loops that lead to increased stream erosion, as illustrated below.

To mitigate against this, a series of in-stream erosion mitigation measures are recommended on the waterway channels between Chapel Rd and Booral Rd to prevent incision and widening typically associated with increased urban runoff.

These are described on the following page.





The proposed treatments are recommended to be installed as early as possible and before significant urbanisation of the catchment occurs. Prevention of channel erosion is cheaper than rectifying channel erosion.

As Bunya Creek and its tributaries flow southward it passes through a range of different landscapes, and accordingly different reaches have differing characteristics and management priorities, which form a series of waterway styles. These are summarised on the following pages.



1

Upland zone (north of Chapel Road). The waterways in the upland zone are relatively steep ephemeral first order gullies.

Waterways should be designed using natural channel design principles, with an emphasis on erosion resistance through rock riffles and energy dissipation using in line rock drop structures, supplemented with good riparian vegetation.

Natural templates



Constructed examples



Poor practices



Rock lined trapezoidal channels - poor ecological function, prone to weed infestations, difficult to maintain without using herbicides in waterway



Hard-edged engineered drains - poor ecological function, often dependent on mowing to maintain conveyance capacity.



Dumped rock - poor ecological function, prone to weed infestations, difficult to maintain without using herbicides in waterway

2

Mid-reach zone (between Chapel Road and Booral Road). This zone is characterised by slightly meandering chain of ponds creeks located within broadening floodplains.

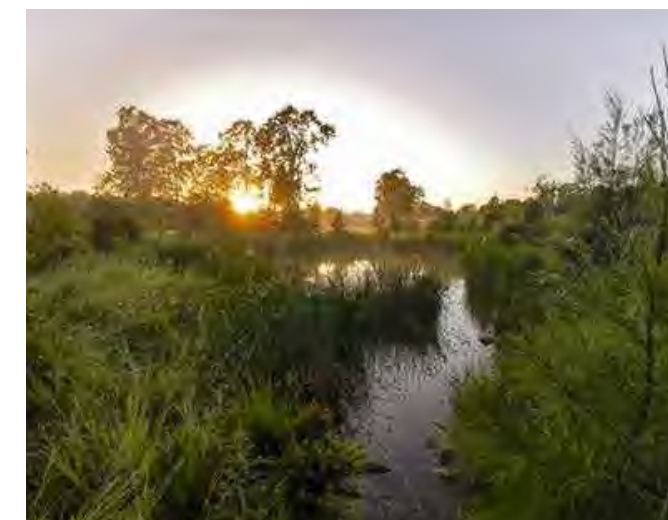
Waterways should be designed to maximise floodplain engagement by preventing the waterway channels from widening and deepening.

Riparian vegetation should be enhanced, and in-stream habitat maximised by protecting and restoring in-stream pools.

Natural templates



Constructed examples



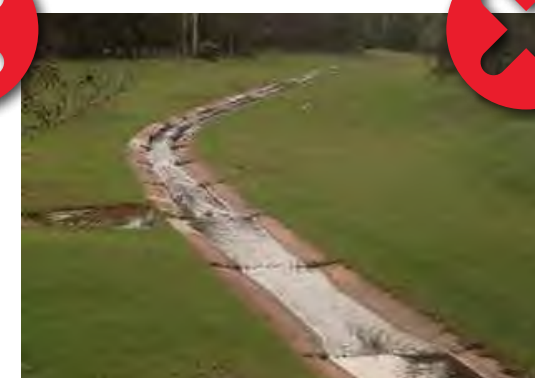
Poor practices



Fish barriers



Geofabric



Concrete

3

Lowland wetland zone (in the vicinity of Booral Road). Immediately upstream and downstream of Booral Road the waterway is characterised by wetland forests, with stands of melaleuca spp. and other species adapted to semi-permanent ponding.

Management of this area should have an emphasis on preservation and enhancement of the existing vegetation, and preservation of the existing hydrologic regime as much as practicable.

Natural templates



4

Tidal lowlands (South of Booral Road).

The lowland areas of Bunya Creek transition into a meandering tidal waterway. Flooding naturally inhibits development in this zone, and management should focus on preservation and rehabilitation of riparian vegetation. Management should have regard to the impacts of sea level rise and likely future increased extent of mangroves.

Natural templates

4.11 Cost Estimate

A high level opinion of cost is provided to inform land use planning decisions.

Because detailed land use planning and structure planning has not yet occurred across the study area, and there are no time frames for possible future development, cost estimates for the whole study area have little relevance.

The cost estimate considers a typical 1 ha area of waterway corridor, assuming 80% is Environmental and Conservation Zone and 20% is Open Space.

This cost estimate is provided for general planning purposes only and further detailed analysis should be undertaken by a Quantity Surveyor prior to making commercial decisions.

Cost Implications for Developers

In the event that land in the Future Urban Investigation Area were to be zoned for urban development, it is noteworthy that the Corridor Plan utilises existing constrained land for the provision of open space, flood detention and stormwater quality management.

Flood detention typically occupies about 5 - 7% of site area, and stormwater quality management, if not co-located within flood detention systems, occupies about 1-3% of site area.

As a result, the costs to developers of developing the unconstrained land will likely be lower, and development yields higher, than a scenario where those services were not being provided within a master planned corridor.

Item	Qty	Unit	Rate	Cost
REVEGETATION				
Allowance for retaining and managing the existing vegetation	8000	m ²	\$40	\$320,000
Tube stock (supplementary planting at 2/m ²)	16000	No	\$3	\$48,000
Cement stabilised decomposed granite pathway 50mm thick with compact finish	200	m ²	\$100	\$20,000
Subtotal				\$388,000
OPEN SPACE				
Clear and grub	2000	m ²	\$1	\$2,000
Ameliorate top soil	2000	m ²	\$13	\$26,400
Turf	2000	m ²	\$25	\$50,000
Allowance for bins	1	No	\$2,500	\$2,500
Allowance for bollards	50	No	\$1,000	\$50,000
Allowance for bench seating	2	No	\$2,500	\$5,000
Allowance for wayfinding and signage	1	Item	\$5,000	\$5,000
12 months maintenance	2000	m ²	\$3	\$5,000
Shared Pathways (3 m wide)	360	m ²	\$150	\$54,000
Allowance for play feature	1	Item	\$25,000	\$25,000
Allowance for shelter	8	m ²	\$1,000	\$8,000
Subtotal				\$224,900
WATERWAY				
Allowance for rock treatment to channel	100	m ²	\$35	\$3,500
Localised board walk	30	m ²	\$100	\$3,000
Extra over allowance for riparian planting (supplementary planting at 4/m ²)	3840	No	\$3	\$11,520
Subtotal				\$18,020
TOTAL				\$640,000

4.12 Implementation

The following actions are necessary to support the successful implementation of the Corridor Plan.

ID	Task	Responsibility	Timing
1	Commence consultation with landowners potentially affected by this Corridor Plan. The focus should be on communicating the constrained land, potential future development potential, importance of pre-emptively installing in-stream erosion mitigation, and revegetation.	FCRC	FY23 / FY24
2	Investigate the feasibility of constructing in-stream erosion mitigation measures on the waterway channels between Chapel Rd and Booral Rd to prevent incision and widening typically associated with increased urban runoff. The feasibility assessment should have regard for access, funding, timing and efficacy of the works.	FCRC	FY23 / FY24
3	Update flood mapping for the Bunya Catchment to take into account ultimate urbanisation, revegetation of waterway corridors, and climate change impacts to rainfall and sea levels.	FCRC	Prior to rezoning
4	Evaluate the benefits of development-scale flood detention systems on flood levels, particularly at Booral Road.	FCRC	FY23 / FY24
5	Undertake a Bushfire Hazard Assessment to determine the width of any required bushfire management area between the vegetated Environmental Management and Conservation Zone (allowing for future revegetation) and adjacent residential housing. This area is likely to become	FCRC	Prior to rezoning
6	Investigate opportunities for funding or corridor works through grants and offsets for: biodiversity, carbon and water quality.	FCRC	FY23 / FY24
7	Undertake structure planning for the area between Chapel Rd and Booral Rd.	FCRC	Prior to rezoning
8	Undertake preliminary LGIP planning for the area between Chapel Rd and Booral Rd	FCRC	Prior to rezoning
9	Undertake an assessment of Good Quality Agricultural Land to support any future rezoning activity.	FCRC	Prior to rezoning
10	Develop staged revegetation plans for the corridors. The revegetation plans should prioritise connecting the disconnected pockets of vegetation that have the highest ecological value in order to deliver best value for money.	FCRC	After rezoning

BLIGH
TANNER

Tract



FRASER COAST REGIONAL COUNCIL
ORDINARY MEETING NO. 3/25

WEDNESDAY, 26 MARCH 2025

SUBJECT:	BROLGA THEATRE STRATEGIC PLAN 2025-2029
DIRECTORATE:	STRATEGY, COMMUNITY & DEVELOPMENT
RESPONSIBLE OFFICER:	DIRECTOR STRATEGY, COMMUNITY & DEVELOPMENT, Gerard Carlyon
AUTHOR:	MANAGER CULTURAL SERVICES, Lisa Stephenson
LINK TO CORPORATE PLAN:	Connected, Inclusive Communities and Spaces. Provide inclusive cultural, sporting and recreation opportunities to encourage community participation.

1. PURPOSE

The purpose of this report is to present the final draft of the Brolga Theatre Strategic Plan 2025-2029 for endorsement by Council.

2. EXECUTIVE SUMMARY

The Brolga Theatre Strategic Plan 2025-2029 provides an aspirational vision for the Theatre to be at *the heart of performing arts for the Fraser Coast, enriching the lives of our community*. It outlines strategic objectives across four focus areas to guide the Theatre's operations and service delivery over the next five years.

3. OFFICER'S RECOMMENDATION

That Council endorse the Brolga Theatre Strategic Plan 2025-2029 as a guiding document as per Attachment 1.

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

The Brolga Theatre was opened on Friday 14 July 2000 as the Brolga Riverside Theatre and Convention Centre. The venue was originally owned by the Maryborough City Council and managed by the Brolga Theatre Board Inc. In 2013, management was transitioned to the Cultural Services team of the Fraser Coast Regional Council.

In the lead up to the Brolga's 25th anniversary, Council has taken time to reflect on achievements, review operations and seek stakeholder and community feedback in order to develop a strategic, guiding document that outlines expectations and desired outcomes, and will focus service delivery over the next five years.

5. PROPOSAL

The original vision – *to be at the heart of performing arts for the Fraser Coast, enriching the lives of our community* - set out in the 2002 Business Plan, remains reinforced within this Strategy. However, as community needs and industry dynamics evolve, it is necessary to refocus the Theatre’s objectives and service delivery. The role of a contemporary regional theatre is expanding beyond being a home for performing arts and a host for touring performances. In order to increase public value, expanded roles of leadership and enablement of community arts development are necessary to foster and support innovative experiences and opportunities, ensuring they are accessible to our diverse audiences.

The Plan provides a framework of objectives which outline key deliverables and measures for success across four strategic focus areas as follows:

1. To focus our service delivery and manage and maintain our assets to make the best use of the Theatre and its setting.
2. To positively impact the life of our residents by producing and presenting an inspiring program which considers our diverse audience needs and shares our community stories.
3. To be a place of community belonging by providing welcoming and inclusive services supported by our community partners.
4. To maximise our impact by demonstrating leadership and enabling community arts development.

The Brolga Theatre Strategic Plan 2025-2029 (Attachment 1) is now presented to Council for endorsement.

6. FINANCIAL & RESOURCE IMPLICATIONS

Implementation can be achieved within Council’s normal operational parameters with rollout of various initiatives controlled by the annual budget cycle and Council’s Corporate and Operational Planning decisions.

Annual action plans will be developed in partnership with stakeholders, and implementation will consider external funding opportunities such as community partnerships and external funding programs to support priority projects and initiatives that fall outside of Council’s operational and ten-year capital budget allocations.

7. POLICY & LEGAL IMPLICATIONS

This Strategic Plan aligns with Council’s Corporate and Operational plans and expands upon the Fraser Coast Arts and Culture Strategy 2022-2026.

There are no adverse policy or legal implications, and implementation will adhere to all appropriate policies and procedures.

8. RISK IMPLICATIONS

A risk assessment has been conducted which has identified that the implementation of this Plan may have a financial risk which will be controlled by the drafting of annual implementation plans in line with Council’s budget process. Endorsement of this Plan will enable Council to attract additional funding from external partners.

9. CRITICAL DATES & IMPLEMENTATION

Following endorsement, annual implementation plans will be developed, and progress will be monitored and reported on annually.

10. CONSULTATION

Stakeholder and community engagement was led by Council's Community Engagement and Brolga Theatre teams during the period July 2024 to January 2025. Consultation was undertaken in two stages: stage one - workshops with internal and external stakeholders to develop a draft strategic framework for presentation to Councillors for feedback in November 2024; and stage two - with the community via a survey to seek feedback on the draft. A full Stakeholder and Community Engagement Report is provided as Attachment 2.

11. CONCLUSION

As we celebrate 25 years of operations, The Brolga Theatre renews its vision to be at *the heart of performing arts for the Fraser Coast, enriching the lives of our community*. The Brolga Theatre Strategic Plan 2025-2029 sets a framework to inspire and guide our operational team and stakeholders to deliver focussed services and innovative partnerships to achieve this vision.

The plan reflects our aspirations to: offer an exceptional regional theatre facility; deliver a diverse and inspiring program that enriches the cultural life of our residents; remain at the heart of the community where people feel a sense of belonging; and enable community arts development through our service delivery.

12. ATTACHMENTS

1. Draft Brolga Theatre Strategic Plan 2022-2029 [↓](#)
2. Brolga Theatre Strategic Plan Stakeholder and Community Engagement Report [↓](#)



**BROLGA
THEATRE**

Strategic Plan

2025-2029

DRAFT

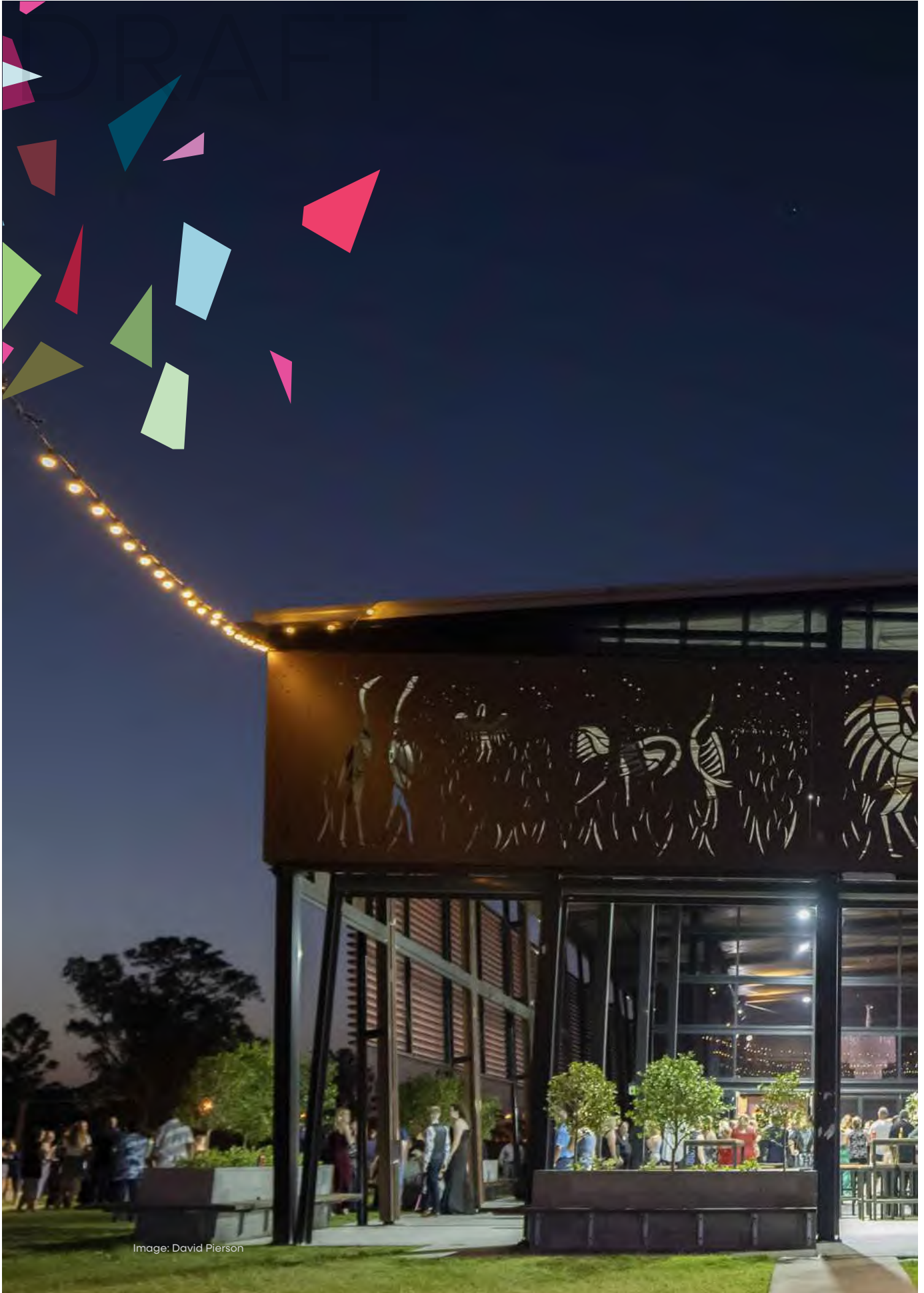


Image: David Pierson

Djali galangoor (Today good)

We, the Butchulla people, acknowledge the land on which the Brolga Theatre stands, as a place where cultures are shared, stories told, songs sung, and dances performed on Butchulla Country (land, sea and sky).

This land is part of our traditional Country, home to the Butchulla First Nations people, stretching across the Fraser Coast, including Moonaboola (Mary River), a lifeblood of the land that continues to connect us across generations.

For thousands of years, our people have followed songlines that connect the land, river, and sea—living pathways that ensure the continuation of our culture. These songlines are etched in the land, sung in the winds, and carried through the river, guiding us through life and on Country (land, sea and sky).

The Brolga Theatre serves as a space where the community can gather, much like our people have done for generations. It is here that stories are shared, cultures celebrated, and connections made, creating a vibrant fabric of voices and experiences.

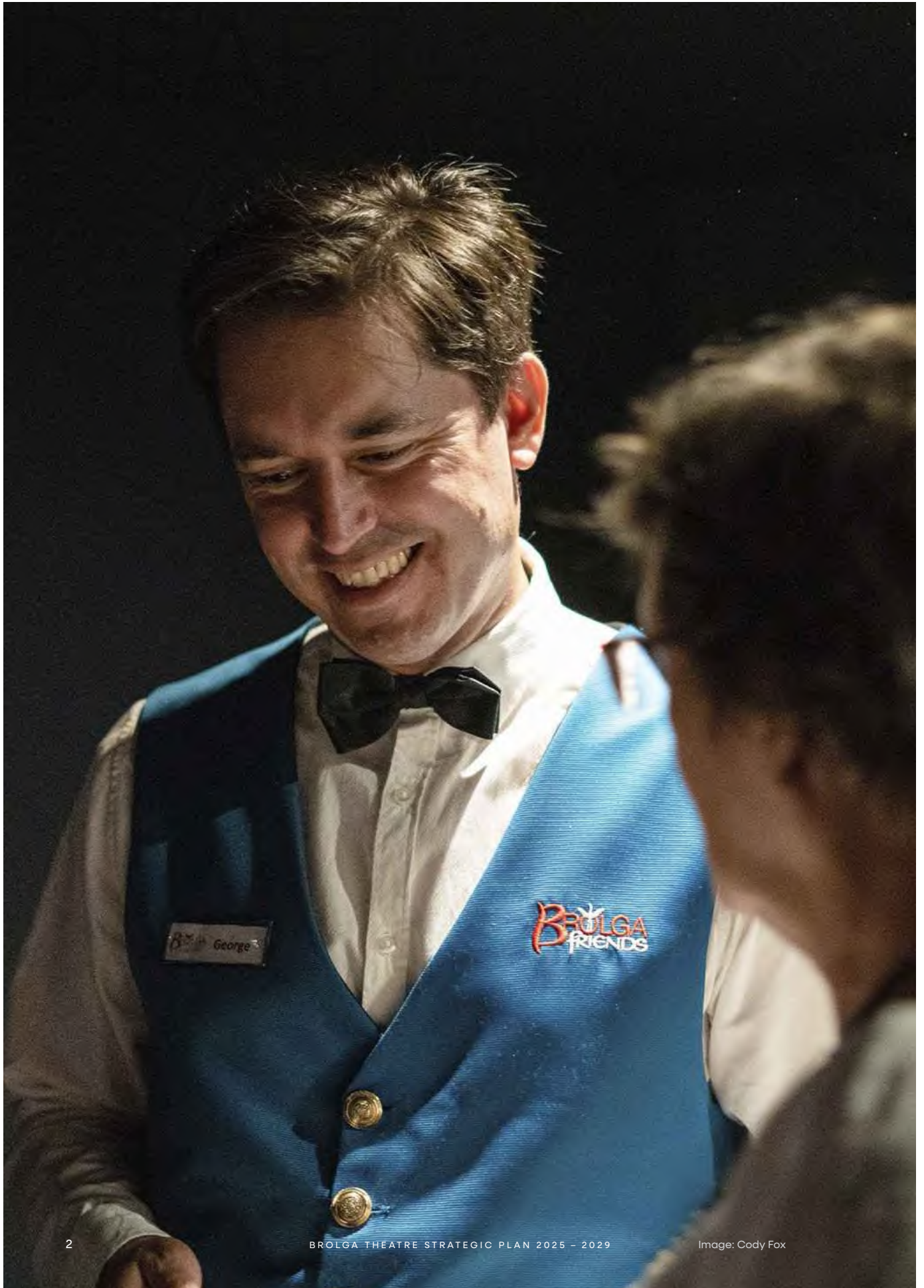
We are honoured that this space continues to be a place where the spirits of our ancestors and the future of our people can meet and make special events happen.

May the Brolga Theatre remain a place of connection, creativity, and cultural exchange, where all people come together to create a deep sense of community that binds us all.

Shawn Wondunna-Foley

Director (Wondunna Family Group) on behalf of, and approved by, the Butchulla Native Title Aboriginal Corporation (BNTAC)





DRAFT

Contents

Message from the Mayor

For a quarter of a century the Brolga Theatre has been a special place in our community. It is a place of culture, creativity, and connection.

As you can see in this strategy, we want to continue to see the Brolga Theatre inspire and uplift, to showcase visiting artists as well as local performers, to be a place of vibrant events: to be at the heart of our community.

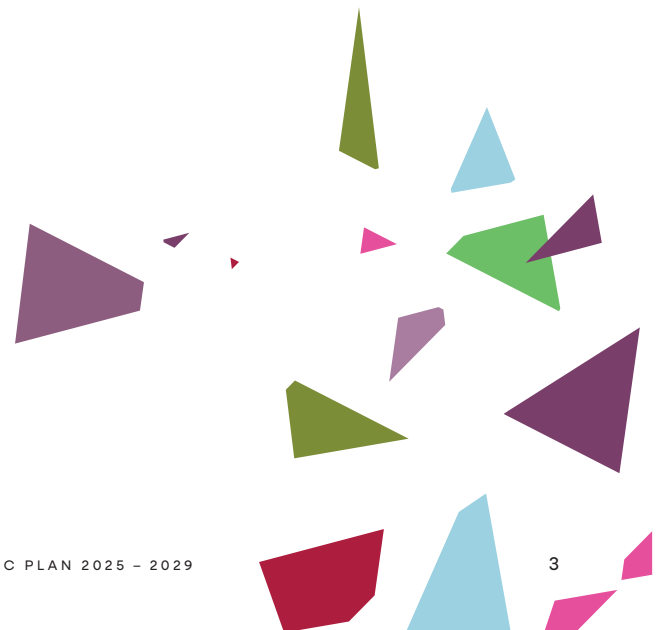
This theatre, high up on the banks of the Mary River came about through the collective contributions of the community of Maryborough. It was recognised that a facility like this would open up a wealth of engaging, meaningful and captivating experiences. The same spirit that founded it is the spirit that will guide it through the coming decades.

We have gained so much through the wise, progressive, and visionary work that brought this theatre into existence we have much to look forward to in how it will continue to serve at the heart of our community.

George Seymour

Mayor – Fraser Coast Regional Council

Butchulla Statement	1
Message from the Mayor	2
History and Context	4
Methodology and Consultation	6
Our Vision	7
Focus Areas and Strategic Objectives	9–16
Commitment and Reporting	20



DRAFT

“ The money had been raised, the site found, the building designed. The choice of a name for the district’s long-awaited entertainment and cultural centre was given over to the public who had so strongly got behind the project. A submission by Jocelyn Watts of Maryborough soared to the top of the list and the theatre had its name – Brolga.”

Fraser Coast Chronicle



Image: David Pierson
 Brolga Sculpture, 2000
 Creative concept: Kataryne (Kasia) Hartmann
 Manufacture, donation of gear rim, materials: Walkers Pty Ltd



History and Context

Opened Friday 14 July 2000 as the Brolga Riverside Theatre and Convention Centre

Ownership and Management Originally owned by the Maryborough City Council and managed by the Brolga Theatre Board Inc. In 2013, management transitioned to the Cultural Services team of the Fraser Coast Regional Council.

Community Support and Industry Partnerships The Brolga is bolstered by the support of over 80 volunteers, who contribute an average of 5,000 hours annually. Additionally, the *Friends of the Brolga Theatre* play a vital role, fundraising and supporting the theatre's operations and services. The theatre is a member of PAC Australia and Stage Queensland.

Original Vision

The idea for a modern entertainment venue emerged in 1989, driven by the challenges of poor acoustics at City Hall, which led performers to bypass Maryborough. The community launched a successful fundraising campaign, raising \$1 million, which, combined with contributions from local, state, and federal governments, helped fund the \$11 million project to construct the theatre.

Recent Challenges and Adaptations

In 2020 the COVID-19 pandemic led to the theatre's shutdown for five months, followed by implementation of strict regulations and the need to pivot to new technologies such as virtual conferencing and livestreaming. *Brolga Live@* was introduced as an outdoor concert series providing audience outreach within our communities. Since reopening, the theatre has seen a resurgence in performance demand, with annual attendance now averaging 55% higher than pre-pandemic levels.

Record-Breaking 2024

2024 marked the highest attendance and usage in the theatre's 25-year history, with 41,000 patrons attending 132 performances, up from 33,000 patrons attending 99 performances in 2023. This increased demand reinforces the critical role that the theatre plays to support the touring performance circuit. High attendance reflects the continued desire for quality entertainment presented locally to our regional audience.

Highlights of the year included Queensland Ballet, Queensland Opera and Shake & Stir performances presented by the Brolga; and popular touring performances by Jimeoin, Ian Moss and Cirque Africa.

Local talent shone at the Maryborough Eisteddfod, the Queensland Band Championships and local productions presented by our 7 dance school companies and *Macabre* and *Accent Theatre Companies*.

The Brolga enabled partnerships and opportunities such as *Macabre Theatre Company* as Artist in Residence; Maryborough Regional Arts Council and Queensland Conservatorium classical concert series that showcased Queensland's finest young musicians; and hosting Maryborough State High School Creative Industry students to develop their technical theatre skills and deepen understanding of industry career options.

The Brolga also hosted 236 corporate events, attracting an additional 31,149 attendees and affirming its position as a community hub.

Currently, our audience comprises 41% from Maryborough, 39% from Hervey Bay, 3% from other areas of the Fraser Coast and 17% from outside the region.

Looking Ahead

The Brolga Theatre has successfully achieved and continues to uphold its original vision of *enriching the lives of our community*. However, as community needs and industry dynamics evolve, it is necessary to refocus our objectives and service delivery. The Brolga is transitioning from a multi-functional venue to a more focussed theatre operation.

As a regional theatre, our role is expanding beyond being a *home* for performing arts and a *host* for touring performances. We are embracing the expanded roles of *leader and enabler* of community arts development, fostering innovation and providing essential support for emerging ideas.

This ambition increases public value by delivering innovative experiences and opportunities, ensuring they are accessible to our diverse audiences.



Designed by Bligh Voller Nield, in association with Marian Graham Architects, to reflect and acknowledge the Wilson Hart Sawmill that previously operated on the site until 1986.

DRAFT

Methodology and Consultation

Council is committed to *building better communities together*. This means continuously improving our region to promote community wellbeing and prosperity, while protecting the unique natural environment and lifestyle we enjoy.

Strategic Alignment

This strategic plan complements Council's Corporate and Operational Plans and aligns with the *Fraser Coast Arts & Culture Strategy 2022-2026*. It will guide our decision-making, delivery of services, programming, and investment over the next five years, with a commitment to enriching the lives of our community.

Methodology

The process used to create this strategic plan in 2024/25 followed a clear and structured approach:



Consultation

The development of this plan was collaborative and inclusive, incorporating input from both internal and external stakeholders, as well as audiences and the broader community. The consultation process included:

- Engagement with all levels of Council, including Councillors, Executive Leadership team, staff and volunteers.
- Focus groups and workshops with more than 80 key stakeholders.
- A community survey, gathering feedback from arts-engaged residents, current ticket buyers, subscribers, and Friends of the Brolga.

This research-driven approach ensured a well-rounded and thoughtful plan, positioning the Brolga Theatre for growth and success by 2029.

Strategic framework

This strategic framework will serve as the foundation for guiding our work over the next five years, anchoring the expectations and desired outcomes for the Brolga Theatre. It articulates our core purpose — to deliver exceptional and engaging experiences to a diverse regional audience.

Our vision is clear: ***We are at the heart of performing arts on the Fraser Coast, enriching the lives of our community.***

This framework not only strives to inspire our team but also provides clear direction for our decision-making and service delivery. It sets a course for the next five years, ensuring that our actions align with our overarching vision and objectives.

Our Vision

We are the heart of performing arts for the Fraser Coast, enriching the lives of our community.

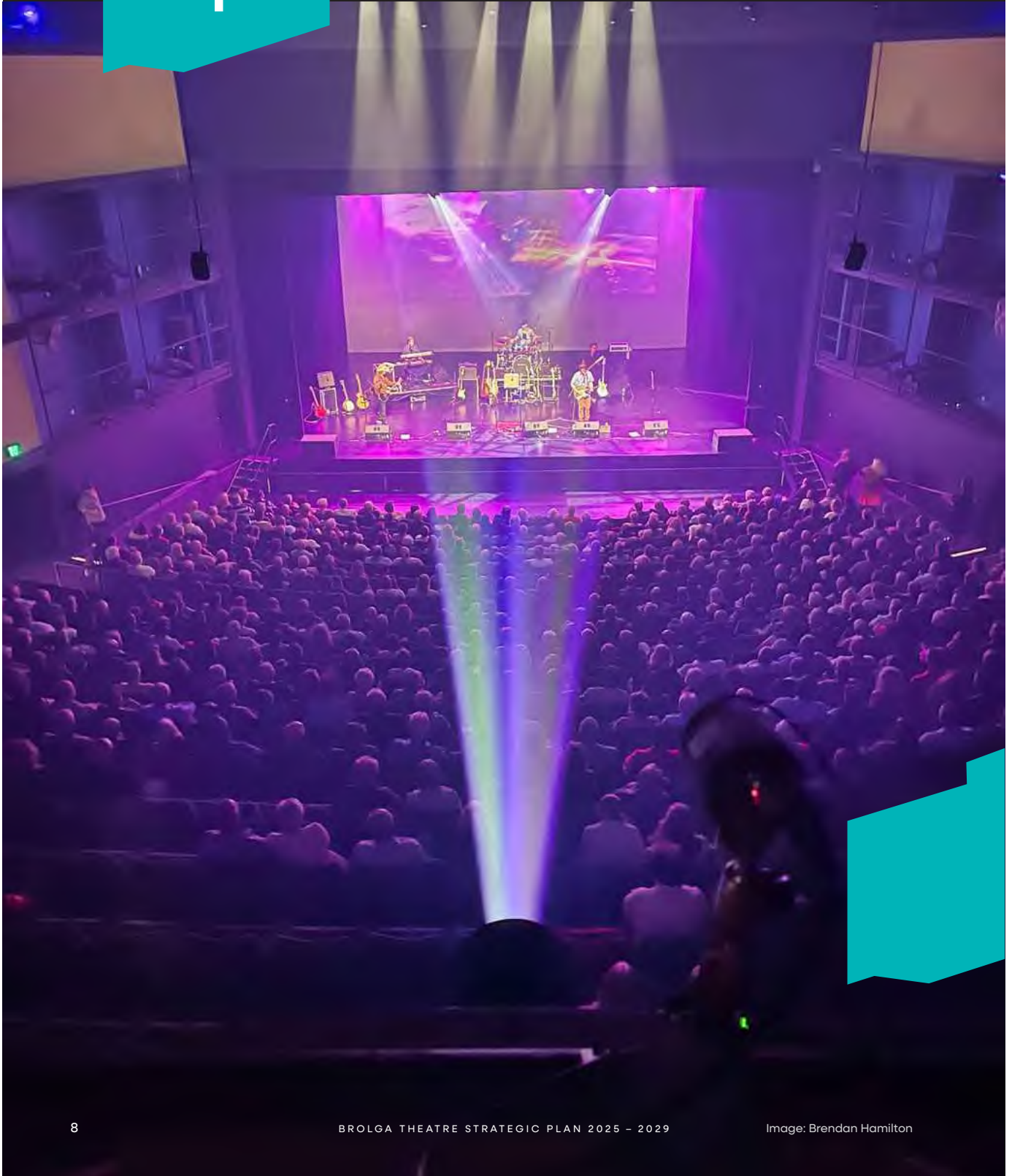
OUR FOCUS AREAS

The following four areas of focus describe our aspirations for the Brolga Theatre and indicate what Council will focus on to bring our vision to life. The areas outline our objectives, key priorities and desired outcomes.



Focus Area
1

We offer an Exceptional
Regional Theatre Facility



DRAFT

5 yr objective

To focus our service delivery and manage and maintain our assets to make the best use of the Theatre and its setting.

“ We show people what excellence looks like. ”

Joyce Chorny
Executive Manager Community and Culture
Fraser Coast Regional Council

THE BROLGA is an exceptional theatre facility, offering one of the best stages and technical resources in regional Queensland.

The facility has capacity to stage a wide range of performances from spectacle on the main proscenium stage, to intimate theatre in the Federation Room, cabaret in the Foyer and atmospheric outdoor productions.

Its award-winning design, by architects Bligh Voller Nield, and its spectacular placement high on the banks of the Mary River offer a stand-out destination experience in an exceptional environment.

The original vision for the Brolga was to become an expanded performing arts precinct – including theatre, outdoor public art, and a riverside amphitheatre.

By progressing this vision, the facility will remain the focal point for professional presentation of performing arts and events within the Fraser Coast region.

As the Brolga turns 25, we will prioritise our efforts first and foremost to drive high utilisation of our Theatre as well as our technical and operational expertise. We will focus our operations to ensure that the Brolga is valued, maintained, and activated.



Image: David Pierson

Focus Area

2

Our program is diverse and inspiring, enriching the cultural life of our community



DRAFT

5 yr objective

To positively impact the life of our residents by producing and presenting an inspiring program which considers our diverse audience needs and shares our community stories.

“ The Brolga offers a wide range of capacity to present performances from spectacle to intimate theatre and more. ”

Matthew King
Company Director
Macabre Theatre Company

THE BROLGA THEATRE currently serves a dedicated audience with an average of over 34,000 ticket holders, attending more than 100 performances per year.

Our audience values the diversity and quality of the performances offered locally, often at the same level of production as in major centres. Our program brings national and international stars to the Fraser Coast and allows our regional talent to perform.

The Brolga Theatre serves diverse city and rural townships and their communities across a large geographic region. Our audience and volunteers travel up to 45 minutes to the Theatre. Understanding our audience and their interests is key to maintaining loyal, engaged patrons.

We will continue to review, adapt and develop our programming to respond to the diverse artistic needs of our community – maintaining our core audience and growing new audiences to better cater for the whole of our region.

By delivering inspiring experiences, both onstage and across all audience touchpoints, we enrich the cultural life of our community.

Our presence is a big part of what makes the Fraser Coast a great place to live and share with our visitors.



Image: David Pierson

Focus Area
3

We are at the heart
of the community –
people feel welcome here



DRAFT

5 yr objective

To be a place of community belonging by providing welcoming and inclusive services supported by our community partners.

“It will always be the people in the building who bring the place to life and welcome our patrons.”

Rollo Nicholson
Chair, original Maryborough and District
Entertainment and Cultural Association

THE BROLGA THEATRE was born through the collective vision and contributions of the community. More than 25 years ago, it was recognised that this facility would open up a wealth of engaging, meaningful and captivating experiences.

The Brolga has become a place of social interaction; not only enhancing creativity, but also fostering a sense of belonging and contributing to the wellbeing, inclusiveness and strength of our community. Our Theatre is a place of community pride; a place for gathering and celebration; a place where memories are made, and stories are shared. We aspire to be more inclusive and accessible – to truly be a place where people feel they belong.

We are focused on customer centricity. Overwhelmingly we have heard that our team of volunteers and staff offer exceptional service and extend a feeling of 'family'. Our core Council TRAITS values of **trust, respect, initiative, teamwork and service** drive the way we work. An engaged, motivated team ultimately translates to a better experience for everyone, especially our patrons.

We are supported by our Friends — **The Friends of the Brolga** have played a valued role supporting the ongoing success of the Theatre. We will foster and nurture this, and other key community relationships and partnerships. In doing this we aim to weave ourselves deeper into the fabric of our community and become an essential part of the lives of our residents.

That same community spirit that founded the Brolga is the community spirit that will guide us through the next five years as we continue to serve at the heart of our community.

Focus Area
4

Our services enable
community arts development



DRAFT

5 yr objective

To maximise our impact by demonstrating leadership and enabling community arts development.

“ Performance Magic: that feeling of pride and excitement on children’s faces as they first step on to that big stage — we share it too as we cheer them on from side of stage. ”

Nick Harry
President, Maryborough Eisteddfod

THE BROLGA THEATRE provides a collaborative, enabling environment for our community of artists, creatives, producers and industry professionals to collaborate, develop and succeed.

We aim to maximise our impact by delivering initiatives that allow people to connect and grow through creativity. We will demonstrate leadership in the Fraser Coast performing arts community by partnering with community and industry stakeholders to develop talent and build capability.

The Theatre enjoys collaborative partnerships with state arts entities such as Queensland Ballet, Opera Queensland, Queensland Conservatorium and Shake and Stir Theatre Company to present educational programming for our audience and community. We will further leverage industry networks and arts funding opportunities to increase our offering of support, platforms and spaces to practice and learn, and to create and perform artistic work.

We have an invested interest in fostering a life-long love for the performing arts and celebrating our regional talent and their professional achievements.

Every year more than 5,000 young residents attend the Brolga Theatre and a further 5,000 benefit from the opportunity to step onto the Brolga stage, through participation in the Maryborough Eisteddfod or performances by regional schools, dance schools and theatre organisations.

The Brolga has played a part in nurturing creative talent and professional achievement through initiatives such as community musicals, traineeships and hosting school-based training for attainment of Certificate II in Creative Industries. By expanding opportunities for young people’s involvement at the Theatre, we aim to support personal and career pathways for the development of our young talent and support their progression beyond their time as participants.

DRAFT

Strategic Objectives

Focus Area 1

To focus our service delivery and manage and maintain our assets to make the best use of the Theatre and its setting.

Objectives	Key Deliverables	Measures for Success
1.1 Focus on theatre services.	<ul style="list-style-type: none"> • Prioritise service delivery and use of the facility as a theatre. 	<ul style="list-style-type: none"> • Number of performances and public programs. • High level of customer satisfaction. • Maintained or increased range of high-profile artists touring to the region.
1.2 Provide a vibrant, performing arts precinct including optimised use of riverside setting.	<ul style="list-style-type: none"> • Complete a preliminary design and cost estimate for development of outdoor space including stage and riverside amphitheater • Activate alternative and outdoor spaces for program presentation. • Facilitate alternative configuration and use of spaces to support a diverse range of performance styles: e.g. <i>Black box theatre, cabaret</i> 	<ul style="list-style-type: none"> • Number of out-door performances and public programs held outdoors. • Range of alternative uses of theatre spaces.
1.3 Enhance our spaces to provide a destination theatre experience in an exceptional environment.	<ul style="list-style-type: none"> • Complete auditorium and foyer renewal works. • Instate an in-house restaurant and catering partner. 	<ul style="list-style-type: none"> • Works completed. • Improved customer experience.
1.4 Effectively maintain and enhance our theatre assets.	<ul style="list-style-type: none"> • Establish the theatre as a key destination for touring productions. • Profile the theatre to promoters and industry partners. 	<ul style="list-style-type: none"> • Strong industry relationships and partnerships. • Number of performances
1.5 Effectively maintain and enhance our theatre assets.	<ul style="list-style-type: none"> • Prioritise ongoing inspection and maintenance program to maintain and develop the theatre facility and its assets. • Maintain and invest in stage technology and theatre innovation that meets evolving industry expectations. 	<ul style="list-style-type: none"> • Facility and assets retain value and relevance. • Reactive maintenance costs are reduced. • High level of industry hirer satisfaction. • High standard of technical services.
1.6 Manage our facility in a way that reduces our environmental footprint.	<ul style="list-style-type: none"> • Implement initiatives that further reduce reliance on single-use materials. • Encourage our hirers to stage sustainable productions and events. • Investigate energy options. • Replace Heating, Ventilation and Air Conditioning system (HVAC) and Building Management system. 	<ul style="list-style-type: none"> • Efficient and effective use of resources. • Reduction in waste to landfill. • Increased efficiency and reliability of building management system.

DRAFT

Focus Area 2

Positively impact the life of our residents by producing and presenting an inspiring program which considers our diverse audience needs and shares our community stories.

Objectives	Key Deliverables	Measures for Success
2.1 Understand and grow our audience.	<ul style="list-style-type: none"> Implement annual audience engagement surveys to better understand expectations and inform program decisions. 	<ul style="list-style-type: none"> Core audience maintained. Increase in new and diverse audiences.
2.2 Present an improved, creative and engaging program that considers diverse community expectations.	<ul style="list-style-type: none"> Apply a curatorial framework to our programming to balance touring hire performances with performances that are purchased or produced specifically for our audience. 	<ul style="list-style-type: none"> Number of in-house productions presented. High audience satisfaction. Increased ticket sales.
2.3 Balance commercial with community-focused activities.	<ul style="list-style-type: none"> Develop an allocation plan for programmed space to support community use. 	<ul style="list-style-type: none"> Ratio of commercial and community focussed activities.
2.4 Deliver accessible, affordable cultural experiences.	<ul style="list-style-type: none"> Review production and programming plan to ensure offering provides for diverse audience needs -considering price points, styles of production and themes. 	<ul style="list-style-type: none"> Improved accessibility. Growth in diversity of audience.
2.5 Increase outreach capabilities of our theatre services and grow audience reach.	<ul style="list-style-type: none"> Establish key partnerships to: Utilise mobile technical services and assets to deliver out-reach programming to small communities. Co-produceand/or present program highlights for regional festivals. Establish partnerships to co-present performances in alternative spaces in Hervey Bay and small communities. Introduce transport solutions for non-Maryborough audience. 	<ul style="list-style-type: none"> Services extended further within the regional community. Number of community/Brolga presenter partnerships. Growth in regional audience share.
2.6 Offer pre-show experiences.	<ul style="list-style-type: none"> Partner with restaurant/catering supplier to package pre-show offering. 	<ul style="list-style-type: none"> Increase visitor satisfaction. Number of pre-show bookings. Catering meets needs of theatre and patrons.
2.7 Strengthen alignment with regional tourism and economic objectives.	<ul style="list-style-type: none"> Work with stakeholders to profile the Brolga Theatre as a key component of regional tourism, lifestyle and investment marketing. 	<ul style="list-style-type: none"> Acknowledged as key regional asset that strengthens the region's economic and tourism offering.

DRAFT

Focus Area 3

Be a place of community belonging by providing welcoming and inclusive services supported by our community partners.

Objectives	Key Deliverables	Measures for Success
3.1 Value Butchulla and other Indigenous cultures.	<ul style="list-style-type: none"> Support programming and development of new creative work by Butchulla and Indigenous artists and creatives. Promote visibility through opportunities and partnerships with Butchulla and Indigenous artists, showcasing stories and culture. 	<ul style="list-style-type: none"> Increased visibility of Butchulla and other Indigenous artists and arts initiatives.
3.2 Provide welcoming, inclusive customer-centric service.	<ul style="list-style-type: none"> Develop a customer experience plan that acknowledges key touchpoints and defines opportunities to improve upon our service. 	<ul style="list-style-type: none"> High levels of customer satisfaction.
3.3 Embed TRAITS values-based culture to enable our team to work to the peak of their ability.	<ul style="list-style-type: none"> Engage our team in the action planning and support for shared objectives. Deliver improved volunteer training, engagement and recognition programs. Implement an annual volunteer engagement survey. 	<ul style="list-style-type: none"> Increased employee and volunteer engagement. High levels of attraction and retention.
3.4 Undertake an accessibility review of our facility and services.	<ul style="list-style-type: none"> Conduct accessibility review and develop an action plan, informed by customers with lived experience and their carers or support services. 	<ul style="list-style-type: none"> Improved accessibility for our customers.
3.5 Foster and nurture strong, productive partnerships with community stakeholders.	<ul style="list-style-type: none"> Engage community partners and stakeholders in the action planning and support for shared objectives. Identify new outcome-focused partnership opportunities. 	<ul style="list-style-type: none"> Number of focussed partnership activities and quality of shared outcomes for, with and by the community.
3.6 Extend communication and marketing activities to grow digital engagement.	<ul style="list-style-type: none"> Increase brand awareness and extend revised branding that communicates the vision and focus of this plan. Develop a digital marketing plan that addresses the digital footprint of the Broлга and identifies opportunities to grow awareness and engagement. Develop and share engaging content including behind the scenes stories and profiles of local and touring artists. 	<ul style="list-style-type: none"> Increased awareness of the theatre, its purpose and services. Increased digital engagement. High levels of loyal brand advocates.
3.7 Provide affordable options for community celebrations and events.	<ul style="list-style-type: none"> Extend Broлга services to provide affordable and alternative hire space for community events including City Hall and Pialba Hall. 	<ul style="list-style-type: none"> Increased hire options. Number of community events.

DRAFT

Focus Area 4

Maximise our impact by demonstrating leadership and enabling community arts development.

Objectives	Key Deliverables	Measures for Success
4.1 Champion the professional and personal growth of our employees and volunteers.	<ul style="list-style-type: none"> Support mentorships within Stage Queensland and Australian Performing Arts Centre networks. Conduct training needs analysis to identify skills gap and develop individual training and development plans. 	<ul style="list-style-type: none"> Increased skills and leadership capability within the team. Increased attraction and retention of skilled, engaged team members.
4.2 Partner with community and industry stakeholders to provide opportunities for our community to create and perform.	<ul style="list-style-type: none"> Establish a residency program for performing artists and theatre companies at the Brolga Theatre. Present a biennial community production supported by professional Director and/or technical professionals. 	<ul style="list-style-type: none"> Number and outcomes of residencies. Number of community participants and their personal experience and development outcomes.
4.3 Partner with community and industry stakeholders to increase participatory and education program.	<ul style="list-style-type: none"> Develop program initiatives that offer professional and community performing arts appreciation and development. 	<ul style="list-style-type: none"> Number of educational programs. Number of participants and their learning outcomes.
4.4 Maximise opportunities presented by national and state industry network and arts funding bodies.	<ul style="list-style-type: none"> Research and share relevant opportunities with our community. Profile our regional talent and their pathways to success. 	<ul style="list-style-type: none"> Increased awareness of opportunities and pathways.
4.5 Cultivate connections with schools and education providers to encourage youth participation in performing arts and support career pathways.	<ul style="list-style-type: none"> Strengthen education network to align programming and services. Facilitate opportunities for student placements, traineeships and work experience. Host training for certificate qualifications. 	<ul style="list-style-type: none"> Increased participation by young people. Increased training and education pathways.
4.6 Better provide for the growing needs of Hervey Bay performing arts community.	<ul style="list-style-type: none"> Investigate alternative options for performance and rehearsal space in Hervey Bay. 	<ul style="list-style-type: none"> Increased performing arts activity in alternative spaces.

DRAFT



Image: David Pierson

Commitment and Reporting

Through the implementation of this Strategic Plan, Council is committed to further establishing the Brolga Theatre as the heart of performing arts for the Fraser Coast, enriching the lives of our community.

As part of our ongoing commitment, we will:

- develop an annual action plan that aligns with broader corporate priorities, resourcing and budget allocation;
- monitor and review progress; and
- report annually on outcomes.

This will include ongoing engagement with the community, staff and key stakeholders.

We acknowledge that some events or instances outside our control may impact Council's ability to fully implement some objectives. In these instances, Council will provide updated information to the community to reflect changes in priorities and/or external factors.

While it is widely understood that some measures of success for arts and cultural activities are quantifiable, many aspects are measured in qualitative data. Qualitative data provides an in-depth understanding of motivations, engagement and levels of satisfaction. To ensure the success of this Strategic Plan, a balanced set of measures will be put in place to accompany planning and reporting.

“ Here on the Fraser Coast, we don’t need to travel to the cities or overseas. We have access to world class quality artists and performances right here. ”

Gillian French, President, Maryborough Regional Arts Council.



Image: Cody Fox

Brolga audience member meeting former Artistic Director of Queensland Ballet, Li Cunxin, at a performance of *Giselle*.

DRAFT



brolga.ourfrasercoast.com.au



Building Better Communities Together



Cover Images: David Pierson



Brolga Theatre Strategic Plan 2025-2029 - community feedback

Engagement & Evaluation Report
December 2024 - January 2025





Engagement Summary Report



1 EXECUTIVE SUMMARY

1.1 BACKGROUND

The Brolga Theatre and Convention Centre is a cultural service funded and operated by the Fraser Coast Regional Council. Opened in July 2000, the Theatre is the culmination of community vision and drive to create a modern entertainment venue for the region.

The theatre has firmly established itself as the entertainment heart of the Fraser Coast. In 2024, the Theatre staged 132 performances which were attended by over 41,000 patrons. We also hosted more than 236 corporate and special events attended by a more than 31,000 people.

As the Brolga Theatre celebrates 25 years of operations this year, Council takes great pride in its accomplishments, and we are eager to launch a new strategic planning cycle.

Stakeholders and the community were invited to “have your say” to guide the vision and strategic direction for the next five years of operations.



The community engagement occurred primarily online using a survey, background information and an invitation to submit a formal response

Key messages:

1. Council will celebrate 25 years of operations at the Brolga Theatre in 2025.
2. The Brolga Theatre is a local icon and brings our region together, encouraging community wellbeing, supporting cultural identity and making Maryborough and wider Fraser Coast region a more vibrant place to live.
3. Events can be an incentive for infrastructure improvements and business investment. The profile of the Fraser Coast is enhanced through the Brolga Theatre, promoting the region as a destination to potential visitors, creating business networks and community connections.
4. The Brolga Theatre Strategic Plan will provide a five-year framework and a strategic approach to how we deliver theatre services to the Fraser Coast.
5. We are inviting members of the community, and theatre stakeholders, to provide input into this strategy.

1.3 ENGAGEMENT KEY FINDINGS SUMMARY

Approximately 80 stakeholders participated in the preliminary engagement prior to drafting the strategy.

A further 97 community members then provided feedback on the draft, along with two submissions.

1.3.1 SUBMISSIONS

Council received two submissions from the community during the formal consultation period. One was informal, attached to a printed survey, while one was a formal submission from the “Friends of the Brolga”. These submissions were received through email and mail.

The focus of these submissions was supportive of the draft strategy, and to suggest clear actions to achieve the strategy.

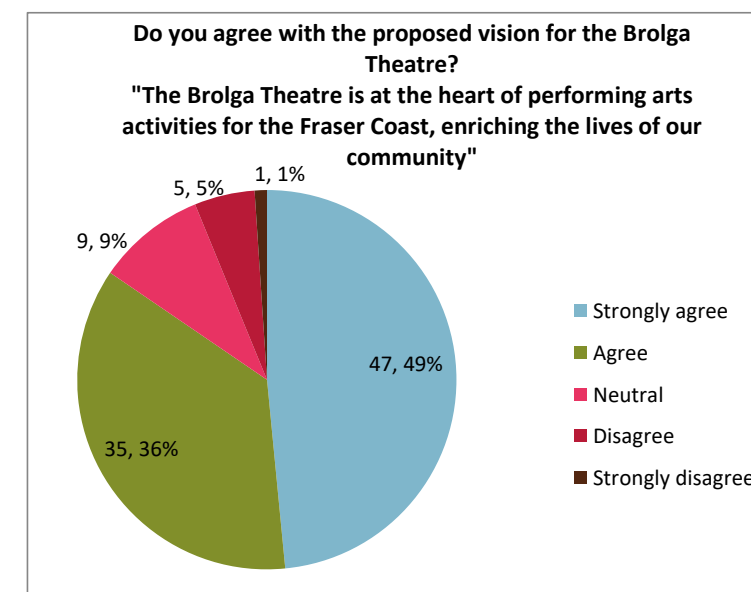


1.3.2 COMMUNITY SURVEY FINDINGS

There were 97 responses to the survey. The general sentiment towards the draft strategy was positive, with most people agreeing with the vision and the four key objectives.

Q2 "Do you agree with the proposed vision for the Brolga Theatre? "The Brolga Theatre is at the heart of performing arts activities for the Fraser Coast, enriching the lives of our community."

This question was answered by all respondents (97), with 47 (49%) indicating they strongly agreed with the vision, 35 (36%) indicating they agreed with it. **Total who agreed = 82 (85%)**. Nine people (9%) indicated they were neutral towards the vision, and five people (5%) disagreed with it, with another one person (1%) strongly disagreeing.



1.2 OVERVIEW – ENGAGEMENT

The Stakeholder & Community engagement occurred in two stages – **Stage One:** Stakeholders and **Stage Two:** Community. Internal stakeholder engagement was undertaken from July to August 2024, and then with external stakeholders from September to October 2024. A summary report of that process is included in this report [here](#).

Discussions and feedback that occurred during the stakeholder engagement were incorporated into the draft strategic plan. The community was then invited to provide feedback on the draft plan.

Stage Two: Community Engagement occurred between 27 November 24 and 6 January 25. The detailed report for Stage Two starts [here](#).



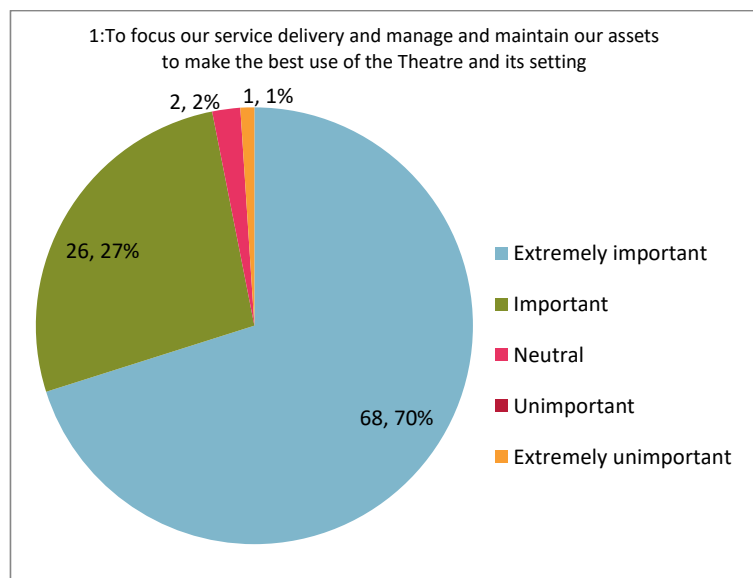
Engagement Summary Report



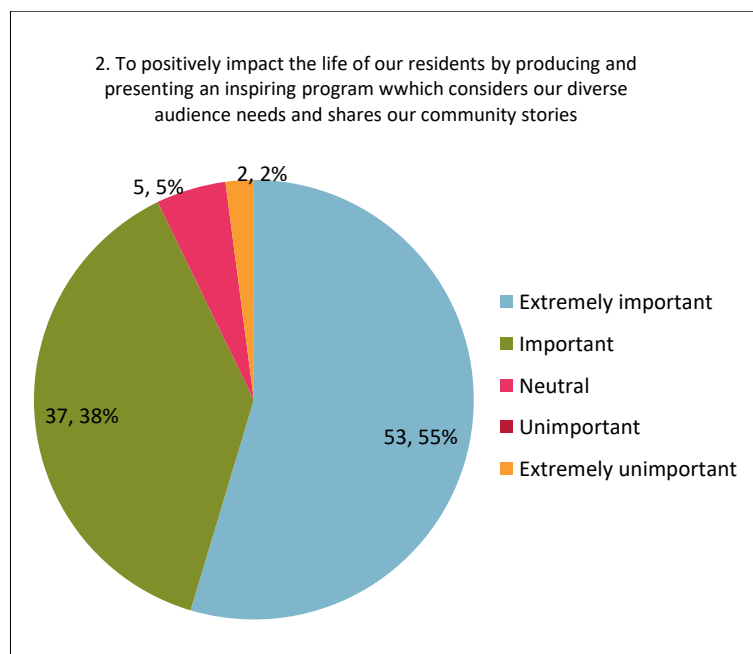
Q3 "Please rate, according to you, the importance of each of the key 5-year objectives on a scale of 1-5, where 1 is extremely important and 5 is extremely unimportant."

All 97 respondents answered the following four questions.

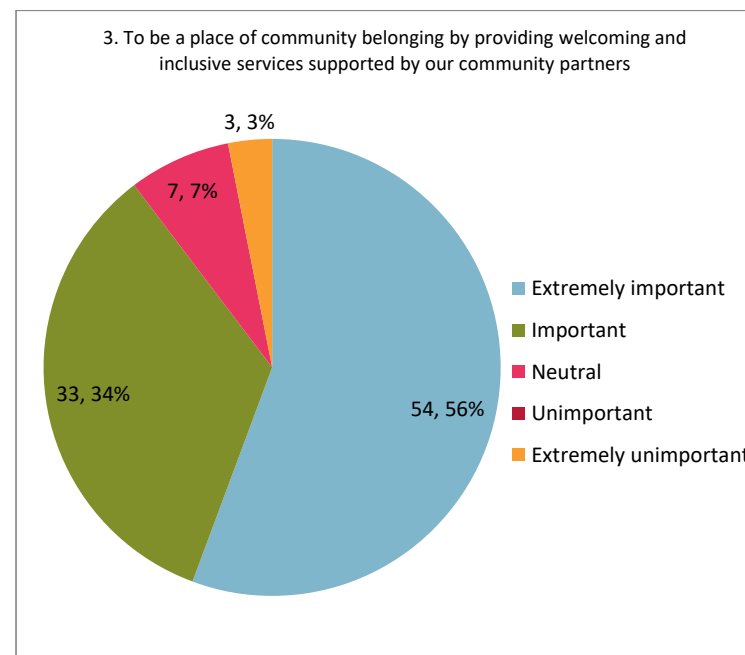
3.1: To focus our service delivery and manage and maintain our assets to make the best use of the Theatre and its setting.



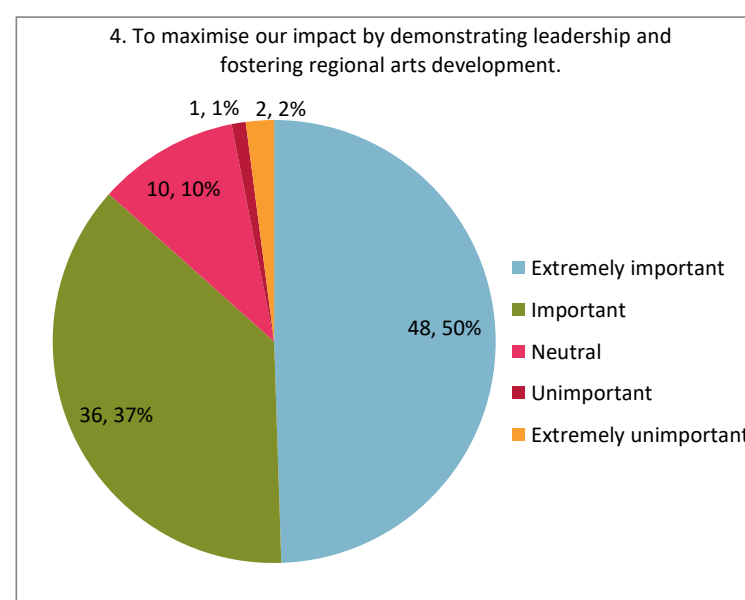
3.2. To positively impact the life of our residents by producing and presenting an inspiring program which considers our diverse audience needs and shares our community stories.



3.3. To be a place of community belonging by providing welcoming and inclusive services supported by our community partners.

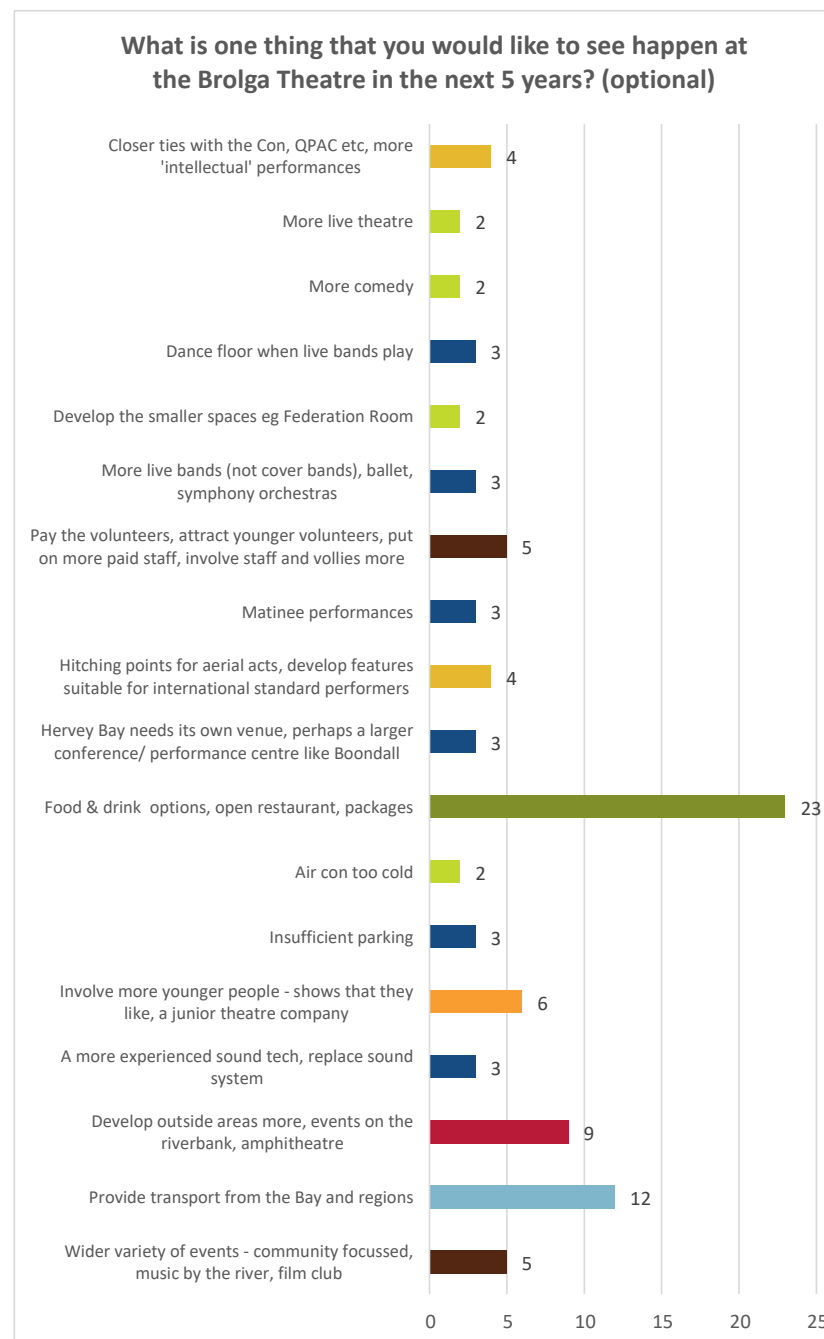


3.4. To maximise our impact by demonstrating leadership and fostering regional arts development



Q4 What is one thing that you would like to see happen at the Bolga Theatre in the next 5 years? (optional)

This was an optional, open-ended question, answered by 85 people. Answers were themed and graphed as below.



Single comments which did not fit into any of the above categories are listed in the [detailed survey results](#).



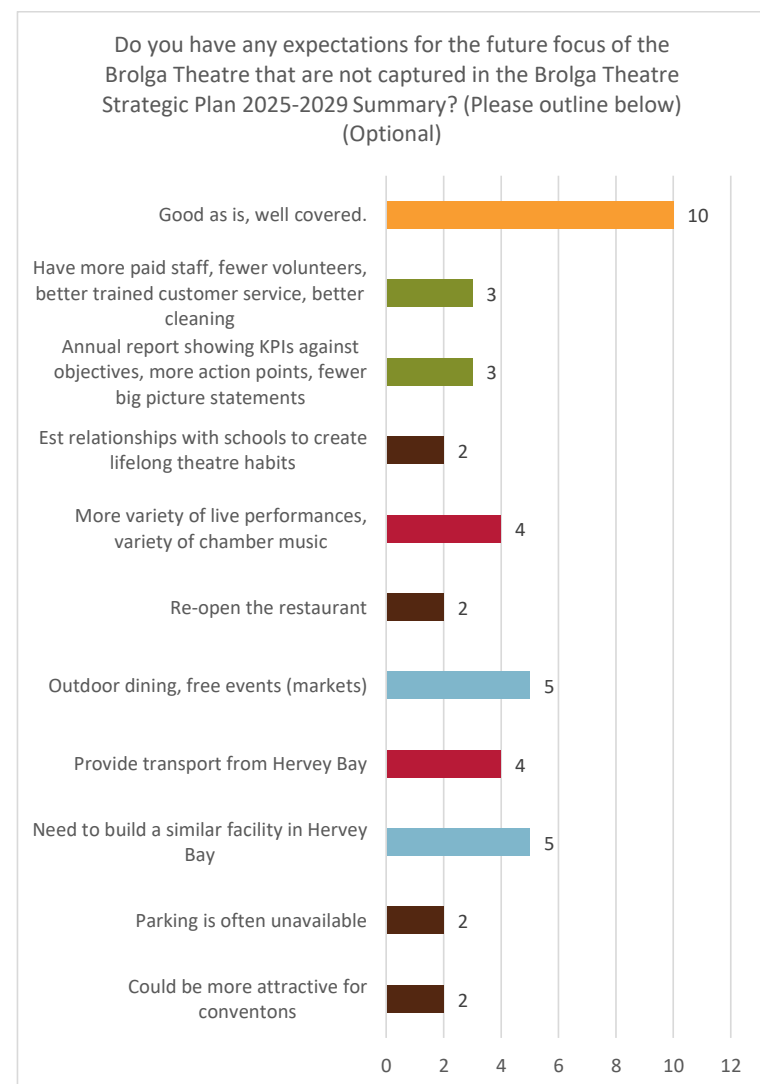
Engagement Summary Report



Q5 Do you have any expectations for the future focus of the Brolga Theatre that are not captured in the Brolga Theatre Strategic Plan 2025-2029 Summary? (Please outline below) (Optional)

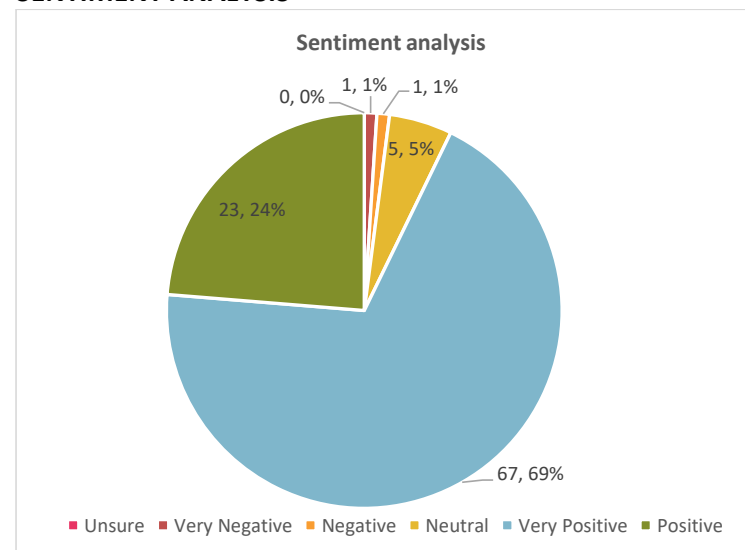
There were 54 comments to this open-ended question. Comments were themed and tabled as per graph below.

After the main responses (nothing more to add), the two themes which emerged were outdoor dining & free events, and the need for a similar facility in Hervey Bay.



Single comments which did not fit into any of the above categories are listed in the [detailed survey analysis](#).

SENTIMENT ANALYSIS

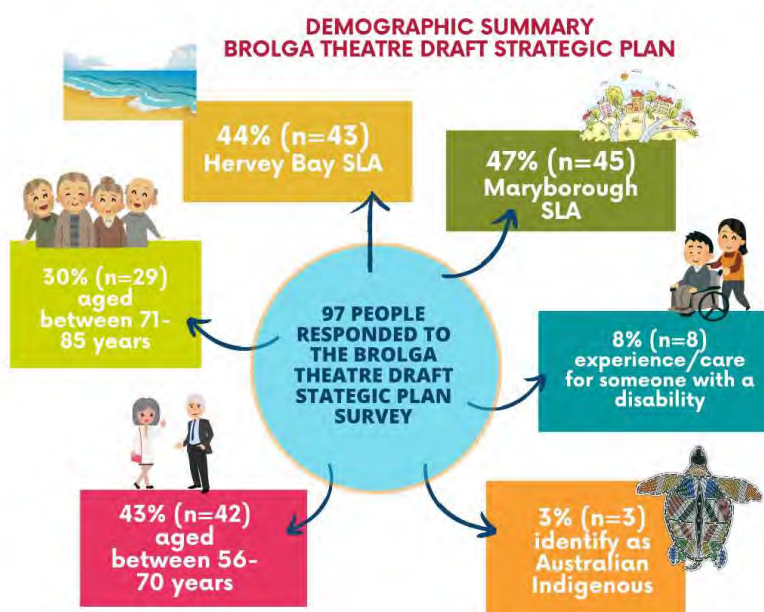


WHO RESPONDED

Council received **97** survey submissions.

Key demographics:

The following diagram outlines key demographics of those who participated in the survey. More details of age, identify and postcode can be found in the [detailed survey results](#).



Interest in the strategy

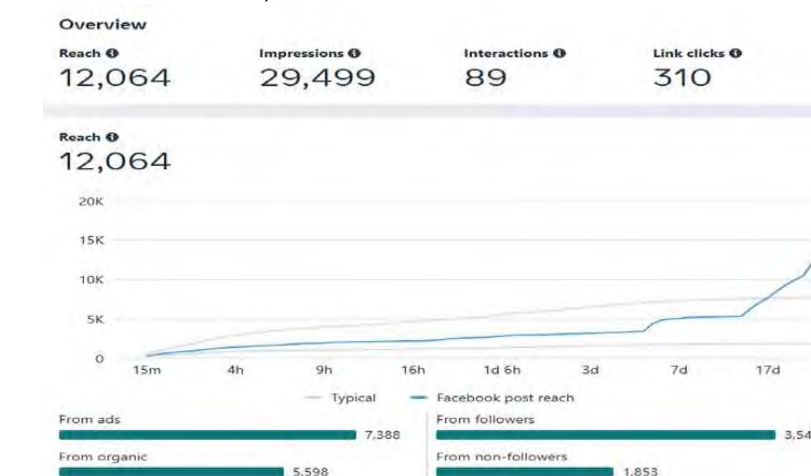
The following diagram outlines why the respondents were interested in the draft Brolga Theatre Strategic Plan 2025-2029

The largest groups lived and/or worked on the Fraser Coast (71%), owned property on the Fraser Coast (54%), and attended to watch specific performances (74%). More details are in the detailed analysis.



1.4 SOCIAL MEDIA

Council shared the survey link to its main Facebook page once and boosted it. Results: total reach of more than **12,000** people on social media; the campaign was seen **30,000** times on social media; **310** link clicks on social media; and **449** link clicks via the e-newsletter.



1.5 NEXT STEPS

The detailed stakeholder and community engagement consultation report will assist Council in finalising the Brolga Theatre Strategic Plan 2025-2029.



Detailed Report

Brolga Theatre 2025-2029

Strategic Plan – community feedback

December 2024 - January 2025



Contents

- 1 EXECUTIVE SUMMARY2**
 - 1.1 BACKGROUND2**
 - 1.2 OVERVIEW – ENGAGEMENT2**
 - 1.3 ENGAGEMENT KEY FINDINGS SUMMARY2**
 - 1.3.1 SUBMISSIONS2**
 - 1.3.2 COMMUNITY SURVEY FINDINGS2**
 - 1.4 SOCIAL MEDIA4**
 - 1.5 NEXT STEPS4**
- 2 INTRODUCTION8**
 - 2.1 PROJECT CONTEXT & BACKGROUND8**
 - 2.2 ENGAGEMENT OVERVIEW9**
- 3 STAGE ONE: STAKEHOLDER ENGAGEMENT10**
 - 3.1 STAKEHOLDER CONSULTATION PROCESS10**
 - 3.2 OVERVIEW – STAKEHOLDER ENGAGEMENT10**
 - 3.3 LIMITATIONS10**
 - 3.4 KEY FINDINGS SUMMARY10**
 - 3.4.1 WORKSHOP FEEDBACK10**
 - 3.4.2 SURVEY FINDINGS10**
 - 3.4.3 DETAILED WORKSHOP FEEDBACK10**
 - 3.5 NEXT STEPS11**
- 4 STAGE TWO: COMMUNITY ENGAGEMENT12**
 - 4.1 Community Engagement Stage Two Overview:12**
 - 4.2 Engagement in numbers13**
 - 4.3 Engagement Timeline13**
 - 4.4 METHODOLOGY14**
 - 4.4.1 SURVEY THEMES14**
 - 4.5 ENGAGEMENT ACTIVITIES14**
 - 4.5.1 Survey14**
 - 4.5.2 Submissions16**
 - 4.5.3 Other Feedback16**
- 5 ENGAGEMENT FINDINGS17**
 - 5.1 SURVEY17**
 - 5.1.1 Who participated17**
 - 5.1.2 Survey questions & results19**
 - 5.2 SUBMISSIONS31**
 - 5.2.1 Who participated31**



6 CONCLUSIONS32

7 FUTURE STEPS32

8 ENGAGEMENT EVALUATION OVERVIEW33

9 APPENDICES34

9.1 SURVEY QUESTIONNAIRE34

9.2 ENGAGEMENT HUB (PROJECT WEBPAGE)36

9.3 POST CARD38

9.4 POSTER39

9.5 COMMUNICATION ACTIVITIES.....40

9.5.1 SOCIAL MEDIA ANALYTICS AND EXAMPLES40

9.5.2 COUNCIL ENEWSLETTER ANALYTICS44

9.6 SUBMISSIONS47

9.6.1 Private resident:.....47

9.6.2 Friends of the Brolga:.....49

eDocs Reference	5138013	Version:	1
Document Prepared by	Christine Kelly,		
Department	Community & Culture		
Directorate	Strategy, Community & Development		



2 INTRODUCTION

2.1 PROJECT CONTEXT & BACKGROUND

Situated on the banks of the Mary River in Maryborough, the Brolga is a first-class theatre venue, which attracts the some of the finest international and national performers.

Opened in 2000, the Brolga Theatre and Convention Centre is owned and managed by the Fraser Coast Regional Council. The construction was the result of strong support by the local community, which also raised \$1 million to cover a shortfall of government funding.

Less than an hour's flight from Brisbane to Hervey Bay (30 kilometres away) and a 2½ hour drive north on the Bruce Highway, the Brolga is recognised as one of regional Queensland's best theatres.

The venue also hosts regular conferences large and small, expos, trade shows, meetings, product launches, celebrations, awards dinners, school formals and weddings.

Features of the centre include:

- a 900-seat main Auditorium with raked floor and comfortable theatre seating;
- a 200 seat multi-purpose Federation Room with a flat-floor and the option of tiered seating;
- a spectacular glass framed Foyer with river views;
- a Conference Room; and
- a large terrace and riverside lawn with sweeping views of the city's historic Queens Park and the Mary River.

Over the past six months, Council has undertaken significant stakeholder and community consultation to inform a new strategic plan. Valuable feedback and insights were gained from more than 80 stakeholder representatives participating in workshops and an online survey. The community was then invited to provide feedback on the draft Brolga Strategic Plan 2025-2029.

This consultative process identified a new, proposed strategic framework that will anchor the expectations and desired outcomes of the Brolga's service delivery over the next five years.

This plan is underpinned by a vision to be at the heart of the performing arts for the Fraser Coast, enriching the lives of our community.

The plan reflects our aspirations for: offering an exceptional regional theatre facility; delivering a diverse and inspiring program that enriches the cultural life of our residents; remaining at the heart of the community where people feel a sense of belonging; and enabling community arts development through our service delivery.



2.2 ENGAGEMENT OVERVIEW

Remit: *Seek stakeholder and community feedback on the Brolga Theatre 2025-2029 draft strategic plan.*

Stakeholder and Community engagement for the Brolga Strategic plan was undertaken in two stages:

1. With stakeholders, to provide input into the development of the plan itself
2. With the community, to provide an opportunity to give feedback on the draft strategy.

Stage One: stakeholder consultation was presented to Council along with the draft of the strategic plan in November 2024. A summary of these activities and outcomes is included in this report under "[Stage One: Stakeholder Engagement](#)".

Engagement occurred with stakeholders from inception of the project identification, to implementation and reporting on the consultation. All stakeholders were encouraged to contribute towards the development of the draft strategy. The stakeholder engagement occurred in workshop format, with several polls for initial focus, group and individual idea generation and feedback exercises.

Stage Two: community consultation is included in detail in this report under "[Stage Two: Community Engagement](#)".

The purpose of community engagement for this project was to understand community preferences for the draft strategic plan, aspirations for use of the theatre and the space around it, across the Fraser Coast region. The community engagement activities assisted with providing opportunities for community members to provide feedback and to "have their say".

A combined summary of both stages is included as an [Executive Summary](#) at the beginning of this report.

3 STAGE ONE: STAKEHOLDER ENGAGEMENT

3.1 STAKEHOLDER CONSULTATION PROCESS

As the Brolga Theatre celebrates 25 years of operations, the Brolga Theatre team is developing a strategic plan for 2025-2029, and we invited our key internal and external stakeholders to provide input into key goals, visions and aspirations for the Brolga Theatre over the next five years.



3.2 OVERVIEW – STAKEHOLDER ENGAGEMENT

Engagement occurred with stakeholders from inception of the project identification, to implementation and reporting on the consultation. All stakeholders were encouraged to contribute towards the development of the draft strategy. The stakeholder engagement occurred in workshop format, with several polls for initial focus, group and individual idea generation and feedback exercises.



Group discussion was encouraged in several formats, including participative online platform Slido, round tables, sticky notes on posters and 'world café' styles and butchers' paper. All written feedback was collected by the facilitators for analysis and summarising.

Key messages included:

1. Council will celebrate 25 years of operations at the Brolga Theatre in 2025.

2. The Brolga Theatre is a local icon and brings our region together, encouraging community wellbeing, supporting cultural identity, and making the Maryborough and wider Fraser Coast region a more vibrant place to live. Events can be an incentive for infrastructure improvements and business investment. The profile of the Fraser Coast is enhanced through the Brolga Theatre, promoting the region as a destination to potential visitors, creating business networks and community connections.
3. Events can be an incentive for infrastructure improvements and business investment. The profile of the Fraser Coast is enhanced through the Brolga Theatre, promoting the region as a destination to potential visitors, creating business networks and community connections.
4. The Brolga Theatre Strategic Plan will provide a five-year framework and a strategic approach to how we deliver theatre services to the Fraser Coast.
5. We are inviting members of the community, and the theatre stakeholders, to provide input into this strategy.

3.3 LIMITATIONS

An online survey is going to exclude a certain demographic of our population who is either not technically confident, or does not have access to a computer or mobile phone. This was in part overcome by offering a printable survey at the markets, sending a letter inviting participation and an email submission option.

3.4 KEY FINDINGS SUMMARY

A full summary of workshop feedback was provided to the project team. A survey was provided for those who could not attend the workshops, which received 9 responses.

3.4.1 WORKSHOP FEEDBACK

See graphs below for combined results.

- The internal and targeted stakeholder workshops indicated that each group had their own, unique perspective about the future of the Brolga and the services it could or should offer.
- However, there was general consensus on the following:
- The Brolga is much loved and appreciated venue that is highly valued by Fraser Coast residents, and offers a high quality performance venue not replicated north of Brisbane (until you reach Townsville and Cairns).
 - As a regional resource, it is highly valued and more could be done to promote it and expand its services and/or reach.
 - It could form a more integral part of the tourism story for the Fraser Coast region.
 - The Brolga should focus mainly on theatre and not conventions; however, it can accommodate small, specialised meetings and network functions.
 - There is a desire to either accommodate the needs of the Hervey Bay audiences more comprehensively, either using transport or outreach programs, and/or to develop complementary venues on the bay which would be either much smaller, specialised venues, or much a larger, conference-type centre.

Feedback from each group is presented below, in aggregate where possible.

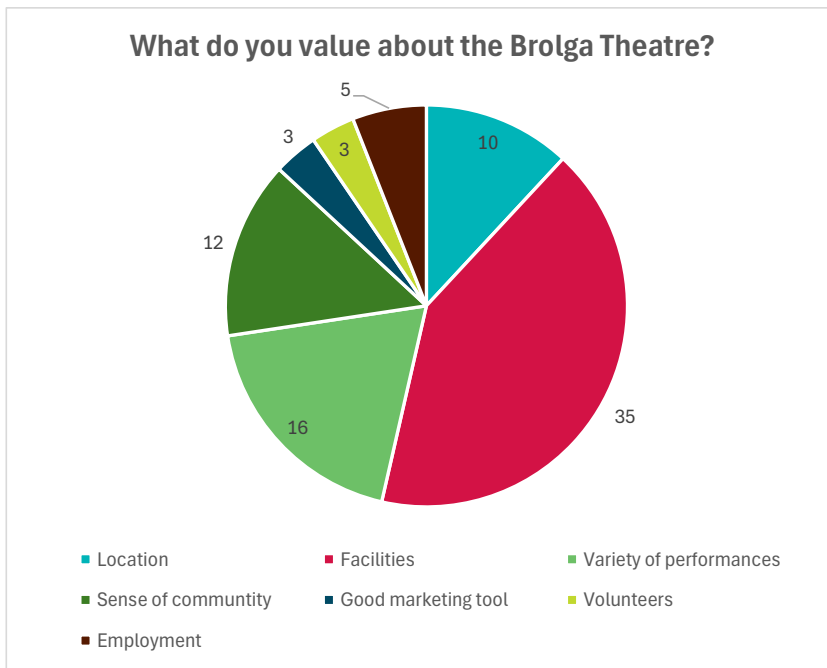
3.4.2 SURVEY FINDINGS

The results from the survey (9 responses) are as follows:

"Looking ahead five years from now, what do we want the Brolga Theatre and its services to look like?"

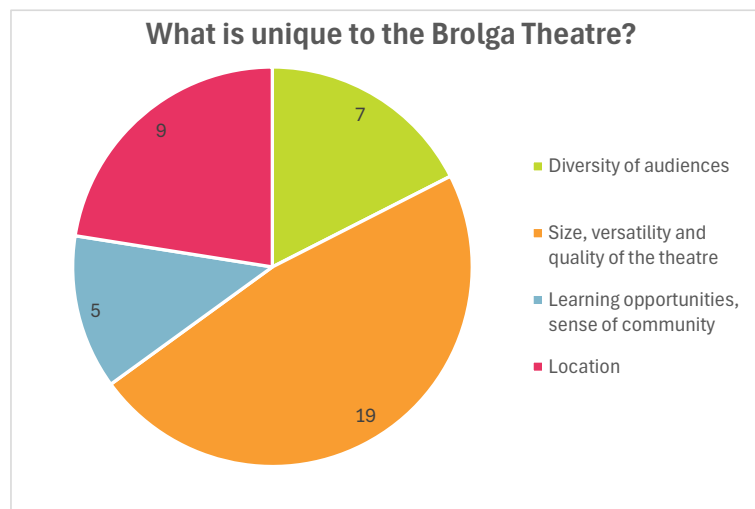
- Active space with a variety of acts and shows
- Ideally, a second auditorium for smaller performances!
- Technologically advanced
- More regional engagement
- Expanded programming and venue options"
- Ensuring the Brolga Theatre stays at the cutting edge of performance technology would be vital. This could involve investing in updated lighting, sound, and projection equipment to accommodate increasingly complex and high-quality productions.
- Over the next five years, the Brolga Theatre can strengthen its role as a tourist attraction by offering unique, high-profile events and festivals that draw visitors to the Fraser Coast region."
- Similar, but with more community events. The community raised a lot of money to get it going - we need to remember that and make it more financially accessible to smaller groups.

3.4.3 DETAILED WORKSHOP FEEDBACK

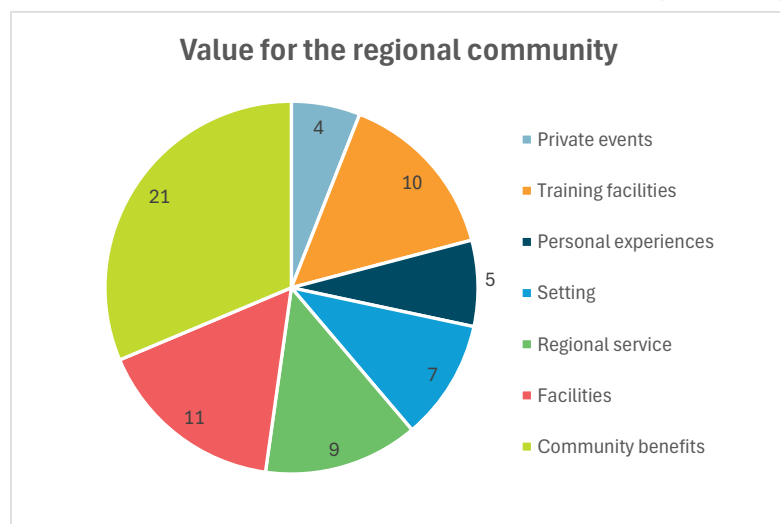


Comments of interest were:

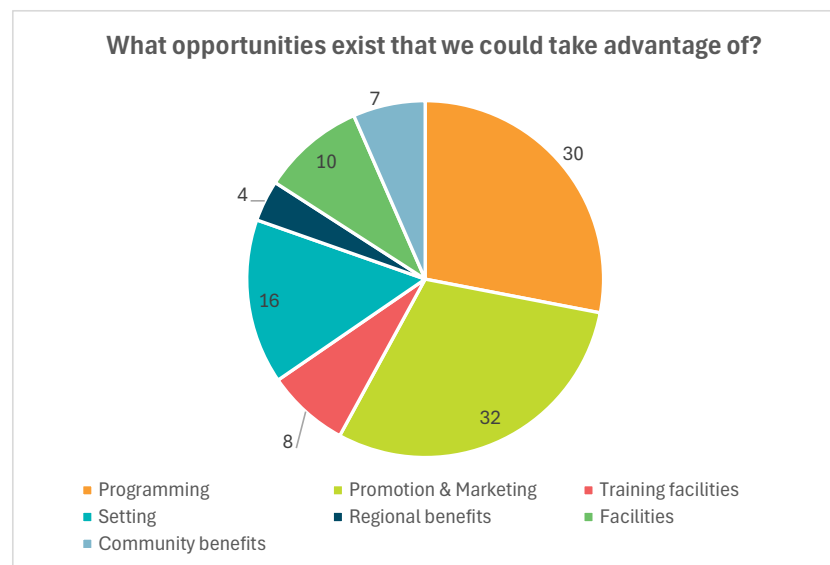
- "Not only is it an incredible venue but the geographical placement overlooking the iconic Mary River is something special"
- "Technical ability, state of the art equipment"
- "Flexibility of architecture and willingness of the leadership team to adapt"



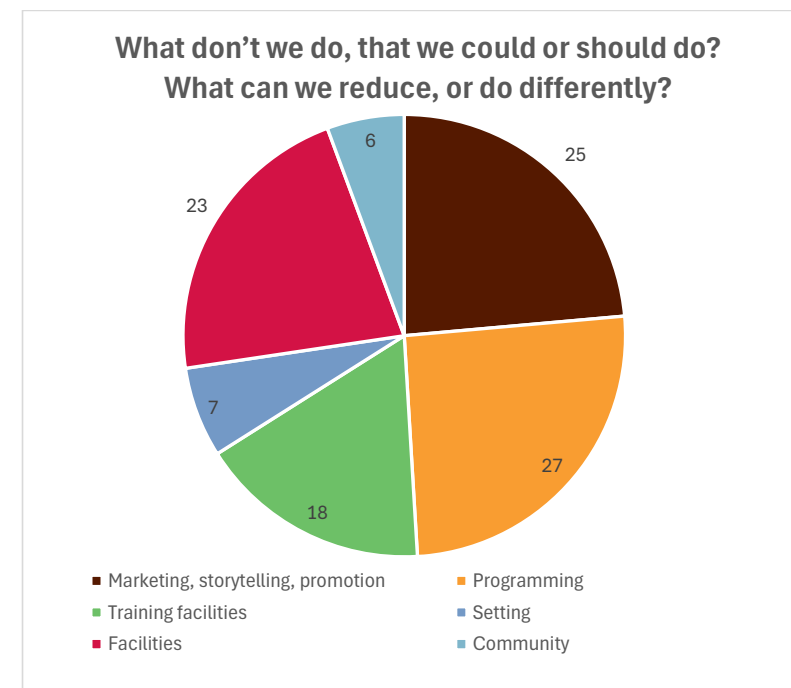
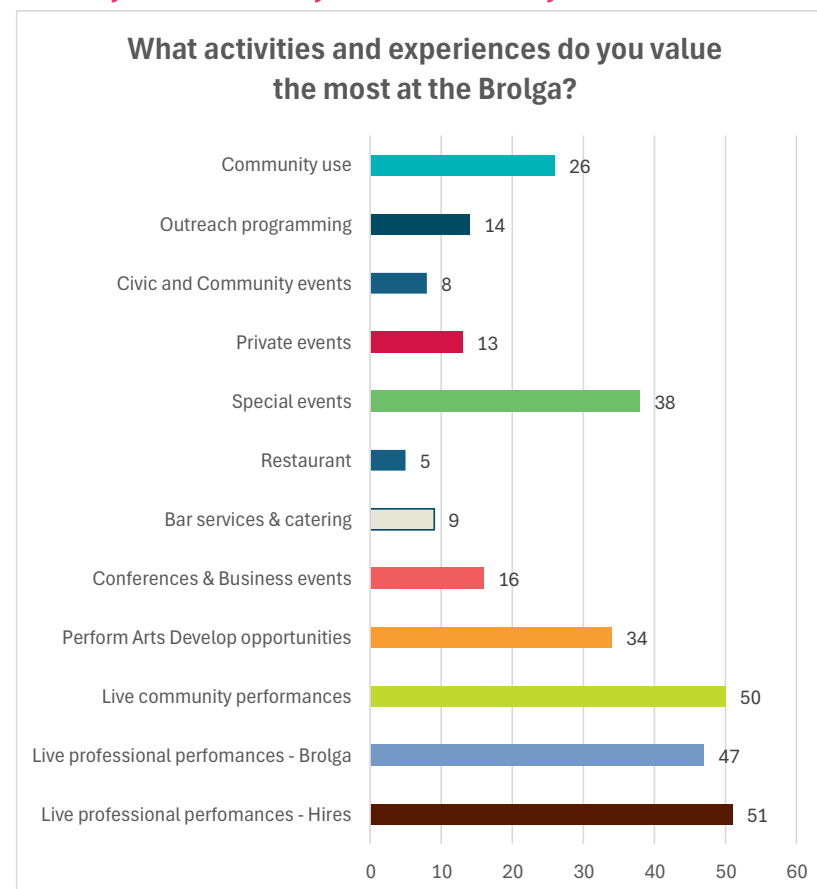
Comments of interest included:
Versatility in all venues (being able to adapt to many different events)
An old aesthetic town with a modern, brutalistic designed theatre
Amazing technology



Comments of interest included:
Employment opportunities
Opportunities for locals to perform or work on a professional stage
Aspiration education



Comments of interest included:
Youth/ street beat type music performances, Comic Con
Package with tours incl accommodation for travelling performers
Align friends of Brolga support to \$ program art development



Comments of interest included:
Social media - interest in the building (venue) rather than the shows
Change perception (rebrand) from "Maryborough Brolga" to "Fraser Coast Brolga"
Theatre tours - public awareness

3.5 NEXT STEPS

The results were incorporated into the drafting of the Brolga Theatre & Convention Centre Strategic Plan 2025-2029.

4 STAGE TWO: COMMUNITY ENGAGEMENT

4.1 Community Engagement Stage Two Overview:

The purpose of community engagement for this project was to understand community preferences for the draft strategic plan, aspirations for use of the theatre and the space around it, across the Fraser Coast region. The below engagement activities assisted with providing opportunities for community members to provide feedback and have their say:

- Survey (online via Engagement Hub and face to face as well as hard copies of survey on request)
- Council's formal communication channels including the Fraser Coast Council website, social media channels (Facebook and Instagram), community newsletters, information centres as well as signage installed onsite.
- Subscribers to the Engagement Hub (approx 4,400) received an invitation to provide feedback either via the survey or direct submission
- Members of the Friends of the Brolga and recent ticket purchasers (approx 10,000) also received a similar invitation.

More than 80 local businesses and organisations provided input into the draft Strategic Plan prior to seeking feedback from the general community. The survey was also open to the businesses and organisations who provided input into the development of the strategy.





4.2 Engagement in numbers

Council launched its **community engagement campaign** on 26 November 2024 on its [Engagement Hub website](#) and sought feedback through a range of engagement methods including email, online and hard copy survey responses, as well as direct submissions. Feedback was closed on Monday 6 January 2025 at 9:00 am.

The draft strategic plan survey was promoted through various communication channels including Council's website, social media, community newsletters, information centres as well as posters and postcards onsite. Below is a snapshot of the engagement statistics for this campaign.



4.3 Engagement Timeline

The formal **community engagement campaign** was undertaken from **27 November 24 to 6 January 25**. Although preliminary discussions had occurred with around 80 businesses and organisations, this survey was open to all community members, both business and community organisations as well as community members such as residents, and businesses which may not have been captured during the preliminary input.

Discussions and feedback that occurred prior to this period were incorporated into the draft strategic plan design. The complete engagement timeline is outlined in the diagram below.



4.4 METHODOLOGY

4.4.1 SURVEY THEMES

Council defined themes based on comments made by stakeholders through the surveys and submissions. These themes illustrate common or consistent views held by the community in relation to the draft strategic plan and were analysed in the content of the engagement remit.

Preferences and opportunities for improvement of the draft strategic plan

- Activation and use of the space/s
- Develop more options for the spaces – dance floors, smaller theatres, conference facilities
- Equity and accessibility: user types, access to the facilities within the theatre space and the attached outdoor areas, including parking
- Transport options
- External impacts: weather/outdoor spaces subject to weather conditions/constraints with size, distance to travel
- Food and drink options

4.5 ENGAGEMENT ACTIVITIES

4.5.1 Survey

Council conducted a survey on Engagement Hub from 27 November 24 until 6 January 25 and received 97 survey responses. The survey was targeted towards those who attend the theatre, or who might be interested in attending the theatre.



Council sought feedback on which services, performances and features were valued the most, what respondents disliked or thought could be improved about the current services, general feedback about the use of the space and how they would like to see the building used.

Respondents were also asked to provide feedback on the vision for the theatre, and what facilities and services they would like to see in the future.

4.5.1.1 Summary of responses:

Generally, people were supportive of the vision in the document, which is: "The Brolga Theatre is at the heart of performing arts activities for the Fraser Coast, enriching the lives of our community".

This question was answered by all respondents (97), with 47 (49%) indicating they strongly agreed with the vision, 35 (36%) indicating they agreed with it. Total who agreed = 82 (85%). Nine people (9%) indicated they were neutral towards the vision, and five people (5%) disagreed with it, with another one person (1%) strongly disagreeing.

All the key objectives received general positive support, ranging from 97% support for Objective 1 to 84% for Objective 4.

Objective 1: To focus our service delivery and manage and maintain our assets to make the best use of the Theatre and its setting. Extremely important (68, 70%) + Important (26, 27%) = 94, 97%

Objective 2: To positively impact the life of our residents by producing and presenting an inspiring program which considers our diverse audience needs and shares our community stories. Extremely important (53, 55%) + Important (37, 38%) = 90, 93%

Objective 3: To be a place of community belonging by providing welcoming and inclusive services supported by our community partners. Extremely important (54, 56%) + Important (33, 34%) = 87, 90%

Objective 4: . To maximise our impact by demonstrating leadership and fostering regional arts development. Extremely important (48, 50%) + Important (36, 37%) = 84, 87%

Features and services which made the 'most requested' list included:

- Food and drink options, including re-opening the restaurant or café, offering ticket+dining packages and the ability to pre-order drinks and food for interval. (n=23, 27%)
- Provision of transport options to and from the theatre, including to and from Hervey Bay and other regional areas, and to Gympie, and within Maryborough for those who cannot or prefer not to drive. (n=13, 15%)
- Develop the outside areas more, including events on the riverbank, regular markets, an amphitheatre. (n=9, 10%)

When asked about future services or facilities not covered in the strategic plan, several common themes were identified:

- The majority of those who responded to this question (n=54) stated they thought the plan covered future needs/facilities well. (n=10, 18.5%)
- Offer outdoor events including outdoor dining, markets (n=5, 9%)
- The need to build a facility in Hervey Bay (n=5, 9%)

4.5.1.2 Who responded

The largest portion of respondents were aged 56 to 70 years (42, 43%), followed by the age group of 71-85 years (29, 30%). Respondents were equally split between Maryborough (43, 44%) and Hervey Bay (45, 47%).

They attended the Brolga mostly for specific events which interested them (36, 37%) or more than once a year (33, 34%) – more than one option was permitted in the responses. Their interest in the Brolga was to attend for performances (72, 74%), they worked or lived in the Fraser Coast (69, 71%) and/or owned property on the Fraser Coast (52, 54%). Most people did not identify as a minority group (79, 81%); however, eight people stated they were experiencing a disability or caring for someone with a disability (8, 8%).

For detailed analysis of the survey findings, please see [Section 4.1](#).



4.5.2 Submissions

Council received two informal submissions from stakeholders during the community consultation period. These submissions were received through email and mail.

The focus of these submissions was to

- Improve the profile of the Brolga both within the Fraser Coast and more widely across Queensland, to make it onto the list of the "must-do" venues for professional performers
- Include some clearly identified KPIs either in the strategy or in an action plan to be developed immediately after adopted the strategy
- Re-open the restaurant or some form of food provision
- Caution about replicating the theatre in Hervey Bay to the detriment of the viability of the Brolga.

4.5.3 Other Feedback

Informal comments were received via Facebook posts in relation to communicating about the consultation. These comments were not included in the engagement analysis and evaluation. Individuals were encouraged to complete the survey to formalise their feedback.

There were also several news articles on local news websites and social media pages. Again, these were not analysed.



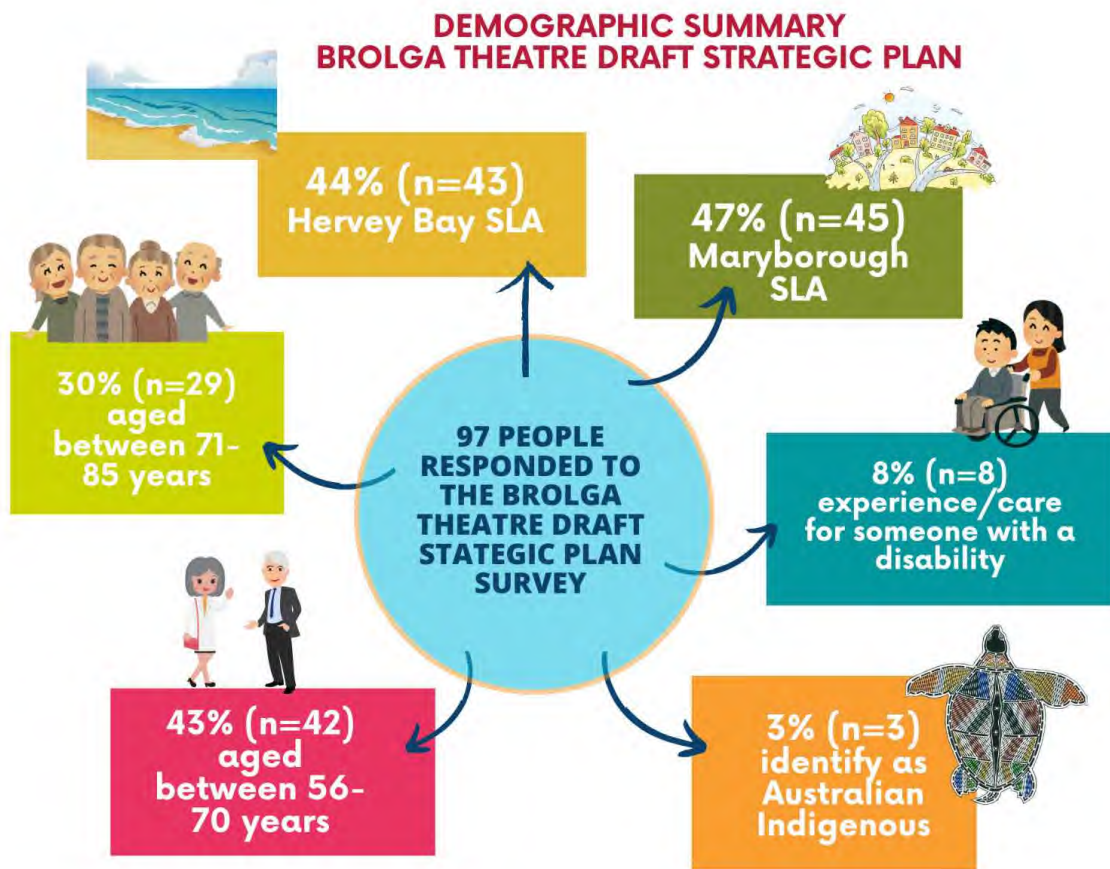
5 ENGAGEMENT FINDINGS

5.1 SURVEY

5.1.1 Who participated

Council received 97 survey responses.

The following diagram outlines key demographics of those who participated in the survey. See [detailed survey responses](#) for more specific breakdowns.





The following diagram depicts the main reasons for the respondents' interest in the survey.

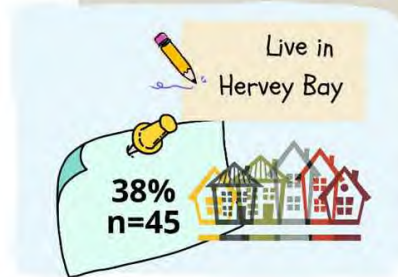
See [detailed survey responses](#) below for a more specific breakdown.

Interest in the Brolga Theatre Strategy



Other

- I, or a member of my family, participate in performances
- I attend for for events, workshops and/or meetings
- My company or organisation presents performances
- My company or organisation presents events, workshops and/or meetings
- My company or organisation presents events, workshops and/or meetings





5.1.2 Survey questions & results

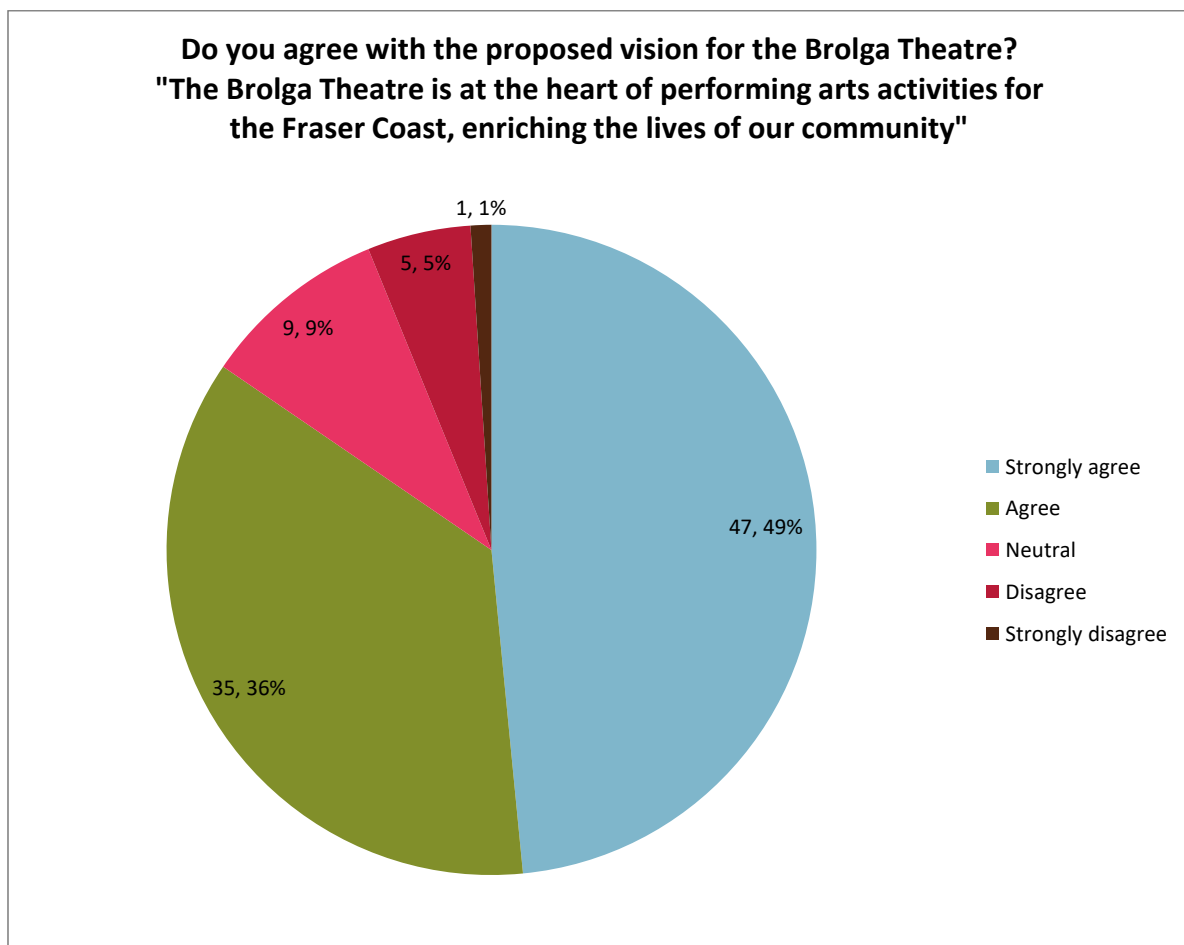
Below is a summary of the survey/submission form questions and results, including number of responses and percentages for each question.

Some questions were open ended questions or had ‘Other/Comment’ fields – these answers have been themed with comment examples – as well as the number of responses against the theme.

Please note the demographics and participation questions are also included in the above ‘who participated’ section. Therefore, question numbers listed below may not reflect the number order in the original survey.

SECTION 1 – Please give us your thoughts on the future strategic direction of the Brolga Theatre

Q2 Do you generally support the vision for the Brolga Theatre as depicted in the draft strategy 2025-2029? Please circle:



This question was answered by all respondents (97), with 47 (49%) indicating they strongly agreed with the vision, 35 (36%) indicating they agreed with it. Total who agreed = 82 (85%).

Nine people (9%) indicated they were neutral towards the vision, and five people (5%) disagreed with it, with another one person (1%) strongly disagreeing.

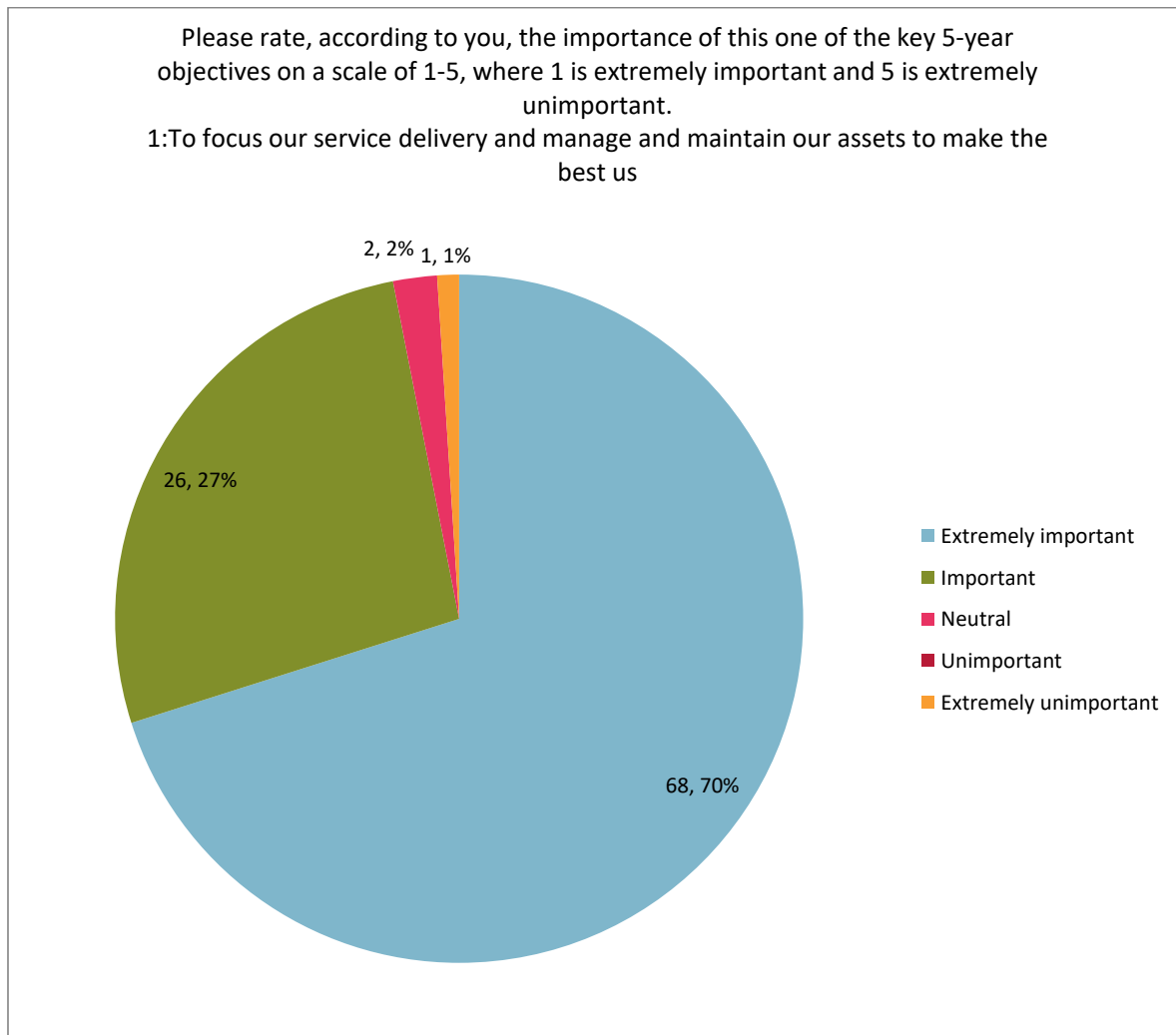


Q3 Please rate, according to you, the importance of this one of the key 5-year objectives on a scale of 1-5, where 1 is extremely important and 5 is extremely unimportant.

1: To focus our service delivery and manage and maintain our assets to make the best use of the Theatre and its setting.?

This question required a single choice response, on a scale of 1-5. 79 people responded.

- Extremely important (68, 70%) + Important (26, 27%) = **94, 97%**
- Neutral: 2 responses (2%)
- Unimportant: 0, + Extremely Unimportant 1, 1% = **1, 1%**

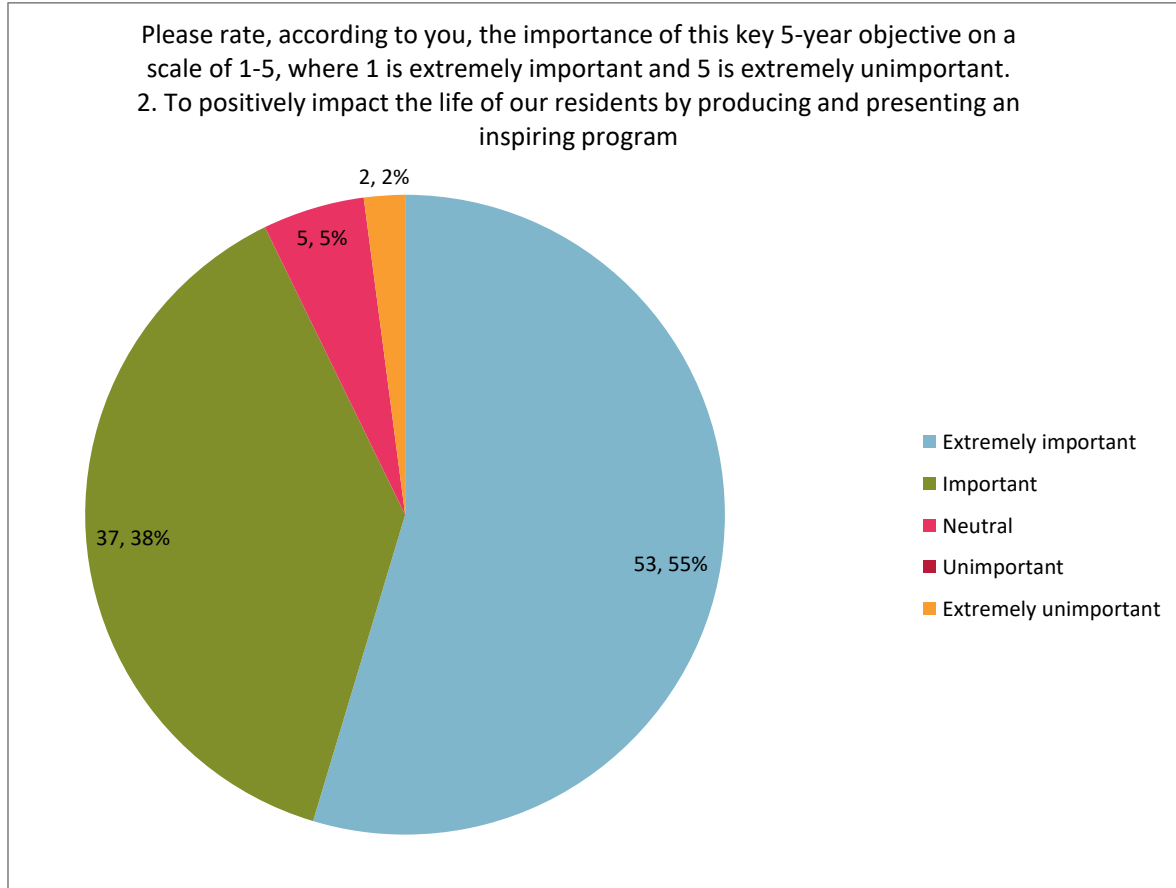




Q4 Please rate, according to you, the importance of this key 5-year objective on a scale of 1-5, where 1 is extremely important and 5 is extremely unimportant.

2. To positively impact the life of our residents by producing and presenting an inspiring program which considers our diverse audience needs and shares our community stories."

- Extremely important (53, 56%) + Important (37, 38%) = **90, 94%**
- Neutral: 5, 5%
- Unimportant 0, Extremely unimportant 2. 2% = **2, 2%**

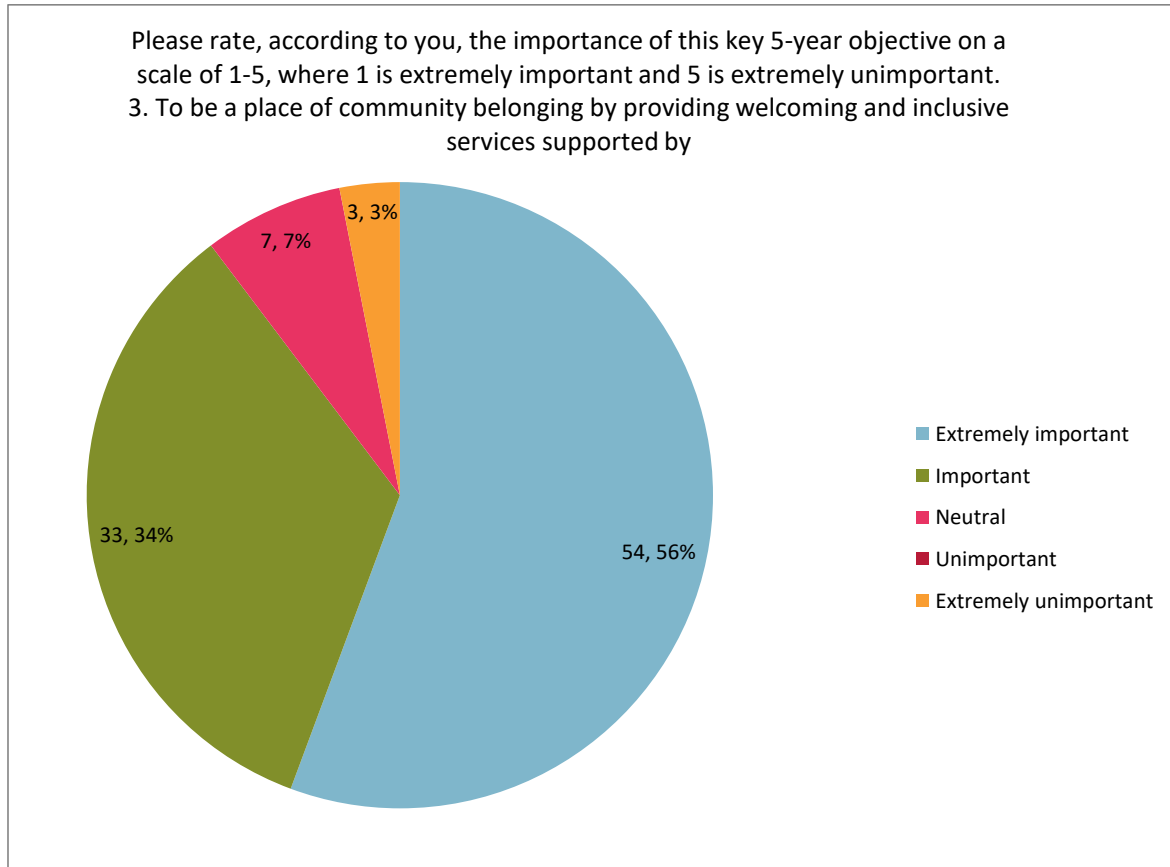




Q5 "Please rate, according to you, the importance of this key 5-year objective on a scale of 1-5, where 1 is extremely important and 5 is extremely unimportant.

3. To be a place of community belonging by providing welcoming and inclusive services supported by our community partners.

- Extremely important (54, 56%) + Important (33, 34%) = **87, 90%**
- Neutral 7 (7%)
- Unimportant 0, + Extremely unimportant 3, 3% = **3, 3%**

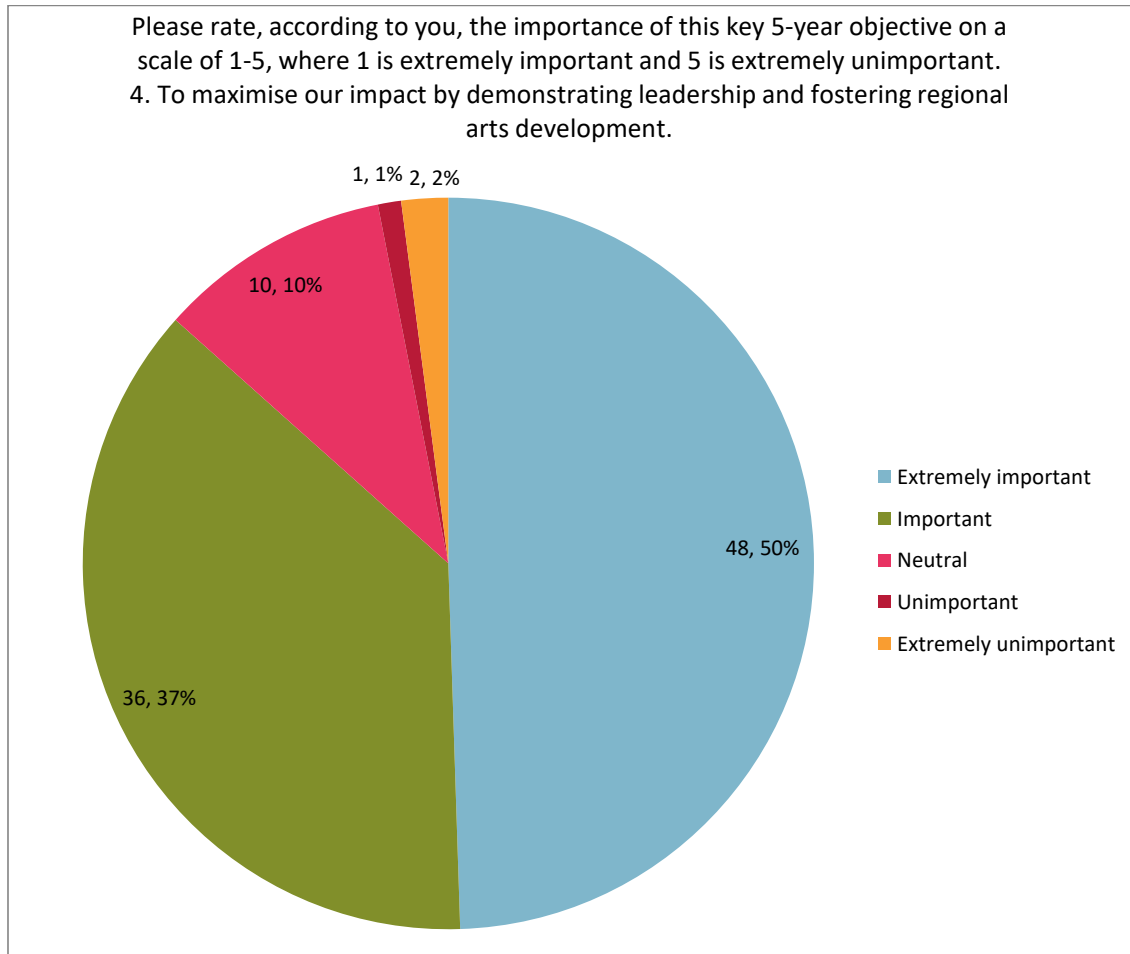


Q6 "Please rate, according to you, the importance of this key 5-year objective on a scale of 1-5, where 1 is extremely important and 5 is extremely unimportant.

4. To maximise our impact by demonstrating leadership and fostering regional arts development."

This question required a single response and received 97 responses.

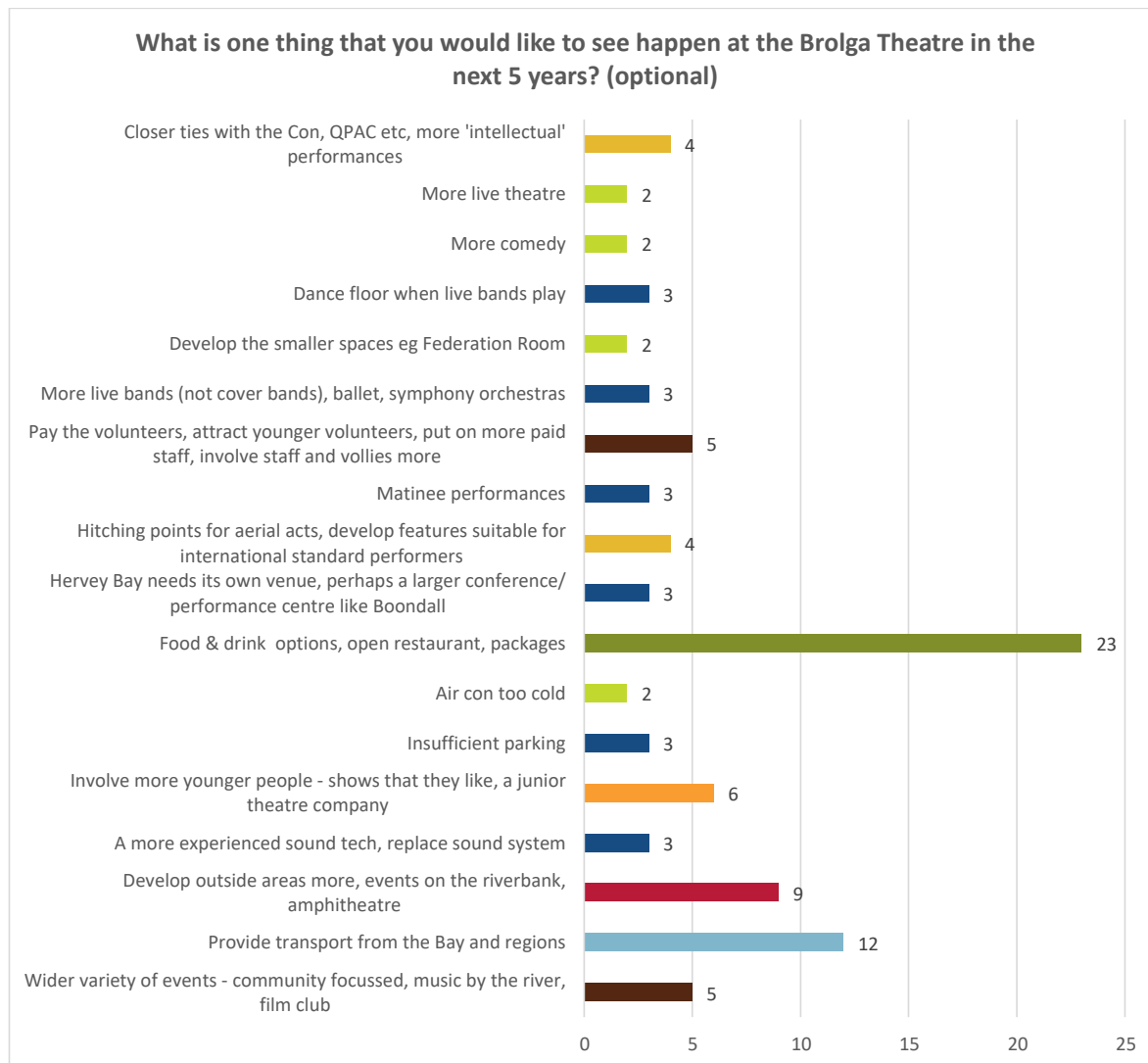
- Extremely important (48, 50%) + Important (36, 37%) = **84, 87%**
- Neutral 10 (10%)
- Unimportant (1,1%) + Extremely unimportant (2, 2%) = **3, 3%**





Q7 "What is one thing that you would like to see happen at the Brolga Theatre in the next 5 years?(optional)"

This was an open-ended question which received 85 responses. Responses were themed in similar categories as indicated in the chart below



Most popular comments related to:

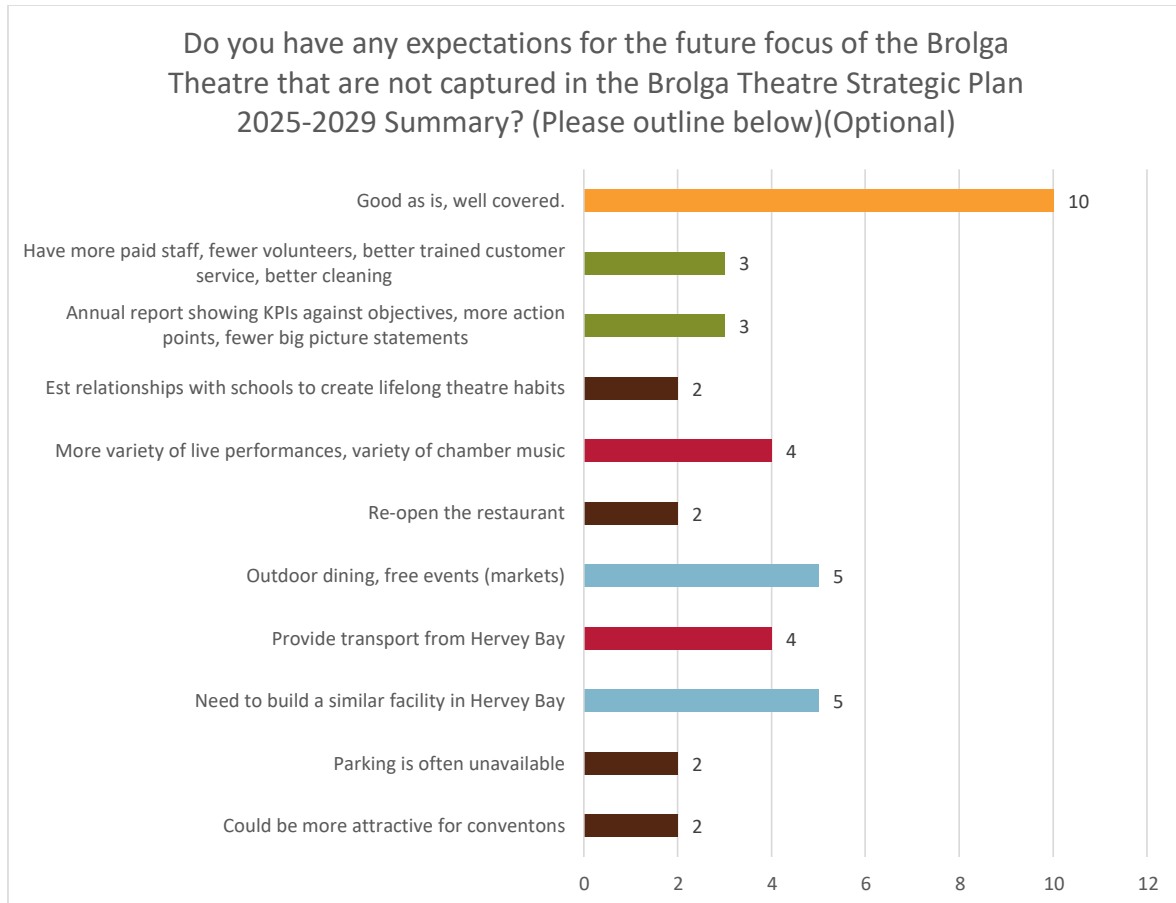
- Adding food and drink options, opening the restaurant or café, offering food and chow packages. (n=23)
- Provide transport options from Hervey Bay and the other regional areas of the Fraser Coast (n=12)
- Develop the outside areas more e.g. the riverbank, an amphitheatre (n=9)
- Involve younger people through programming, a junior theatre club (n=6)

Other single comments:

Comments/Examples	
<ul style="list-style-type: none"> • Keep bar closed during performances • Art exhibitions, expos • More Christian events - carols, Easter etc • Develop local original works and tour them • Better define the Brolga's role in the region • Transport from Gympie 	<ul style="list-style-type: none"> • Karaoke/The Voice-type competition • Better conference facilities • CRM that has a database of what people are coming to see • Ditch the 'strategic plan' • Cheaper ticket prices • Concern - homeless taking over space

Q8 "Do you have any expectations for the future focus of the Brolga Theatre that are not captured in the Brolga Theatre Strategic Plan 2025-2029 Summary? (Please outline below)(Optional)"

This was an open-ended question which received 54 responses. Comments were themed as per the table below.



After those who indicated they felt the strategy already covered their expectations (10), the most common responses were:

- Outdoor dining, free events such as market (5)
- The need for a similar facility in hervey Bay (5)



SECTION 2- A BIT ABOUT YOU

All questions in section were required questions, and therefore all 97 respondents answered.

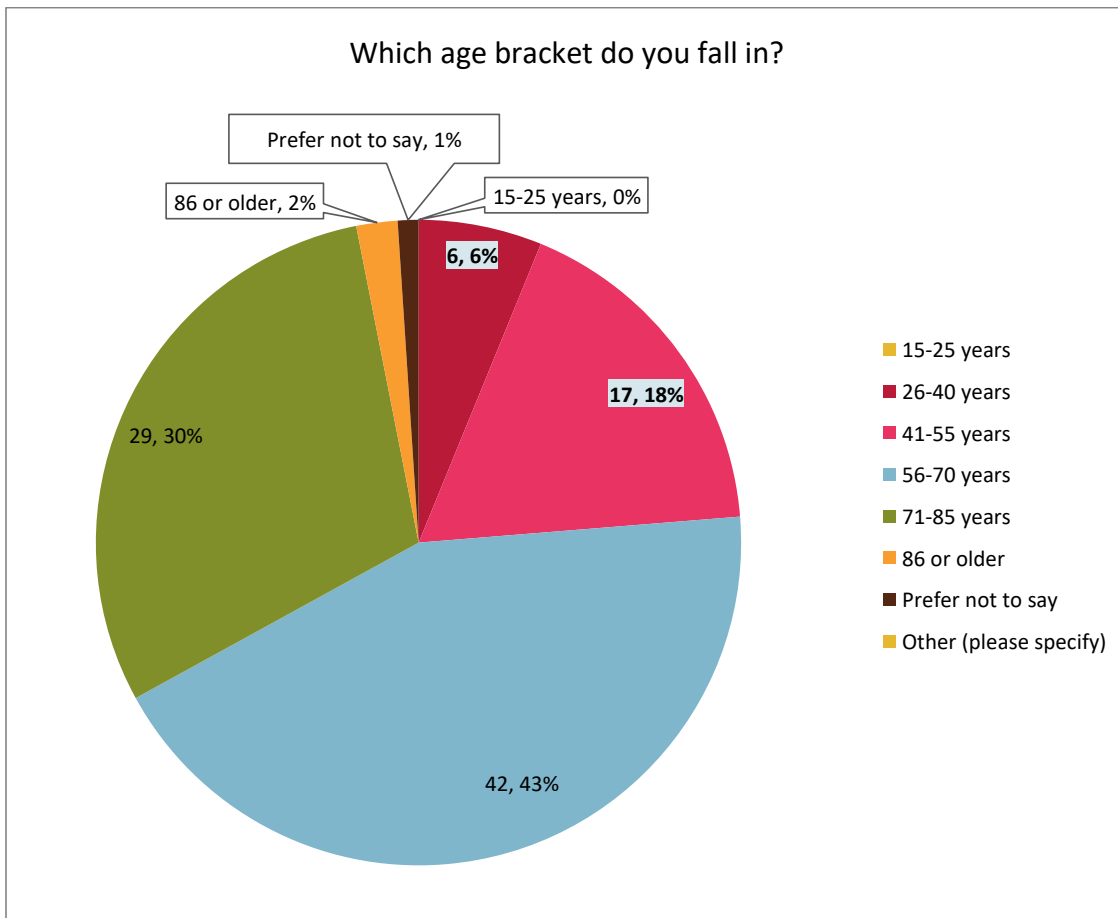
Q9 Which age bracket do you fall in?

The largest age categories were 56-70 years (42, 43%), followed by 71-85 years (29, 30%). The age group of 41-55 was the third largest respondent group with 17, 18%. This is not in proportion to the Fraser Coast’s age demographic which is indicated in the table below:

Age Categories	ABS Census 2021	Survey responses
Under 15 (10-14)	5.7%	0
15-24	8.7%	0
25-39	12.8%	6%
41-54	15.8%	18%
55-69	25%	43%
70-84	20.4%	30%
85+	3.3%	2%

The two age groups of 55-69 (late Baby Boomers) and 70-84 (early Baby Boomers and Late Builders) are over-represented. This may indicate a need to engage the other age groups more. However, the responses indicate that these two groups are currently the most passionate about the Brolga Theatre.

The 41-54 age group (Generation X) representation in the sample is close to its demographic size, so engagement with this group is probably appropriate.





Q10 "Do you identify as any of the following?"

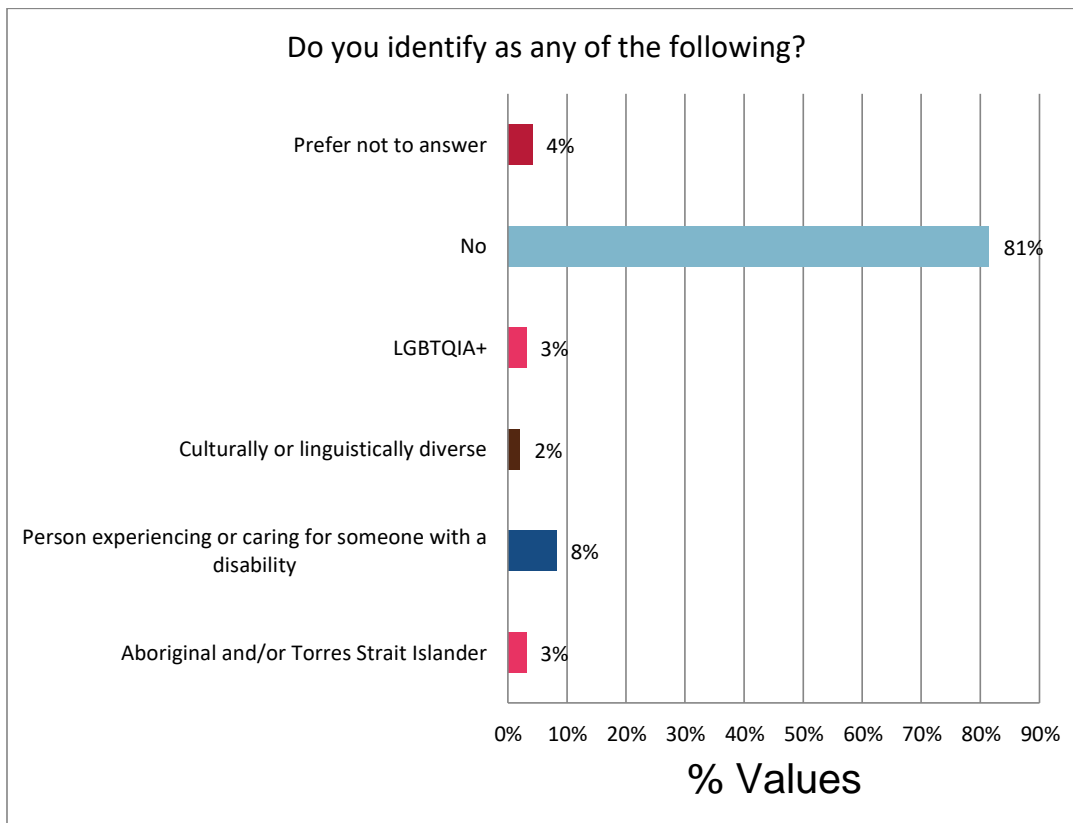
Respondents were asked if they fell into any of the main identified minority groups as listed in the table below. This assisted the engagement team to understand the nature of some of the responses, and if a representative sample had been obtained.

Proportion of respondents who identify as:

- Indigenous = 3, 3%,
- LGBTQ = 3, 3%
- CALD is =2, 2%
- People experiencing or caring for a person with a disability = 8, 8%.

This is slightly lower than the demographic of the region which is:

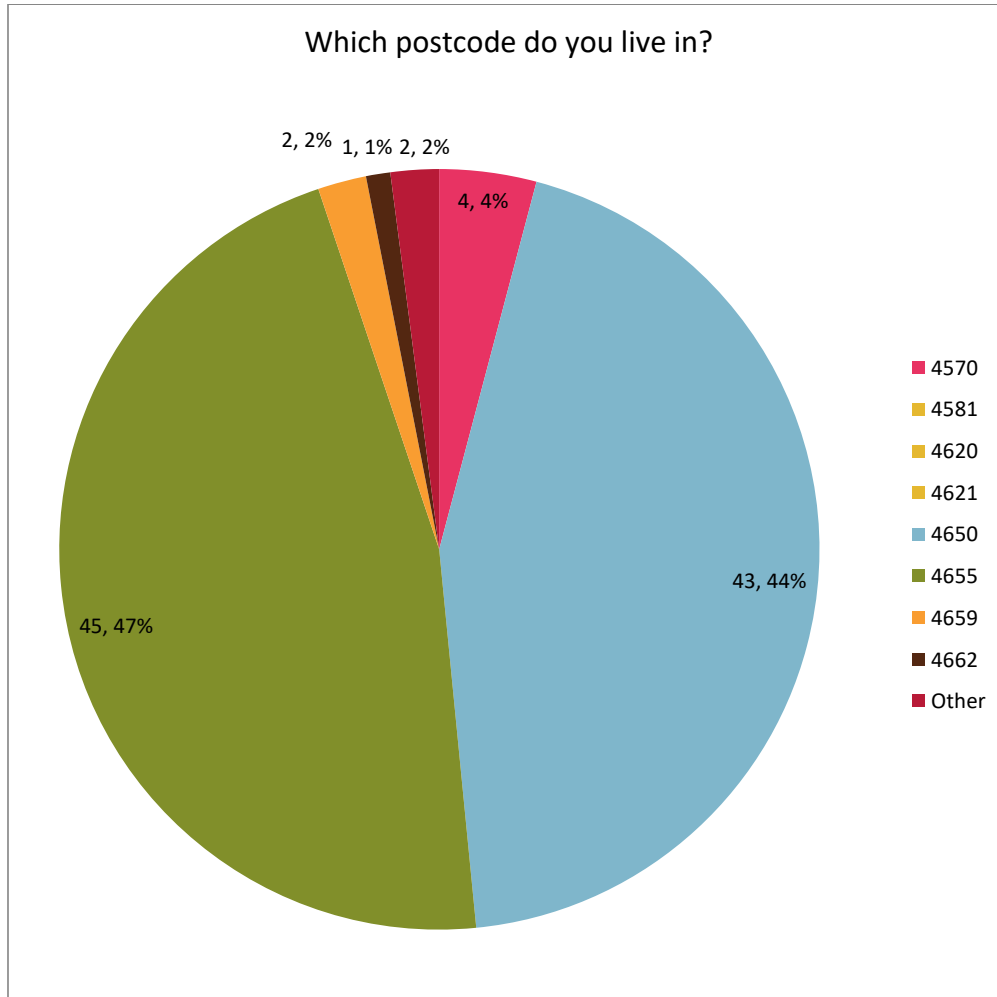
- Indigenous = 5%,
- CALD = 5.6%,
- People experiencing a disability or caring for (3 or more long term health conditions = 7%, carer* = 14.6% (*difficult to know how regular the assistance is)
- LGTBIAQ+ is not recorded by the ABS.





Q11 Which postcode do you live in?

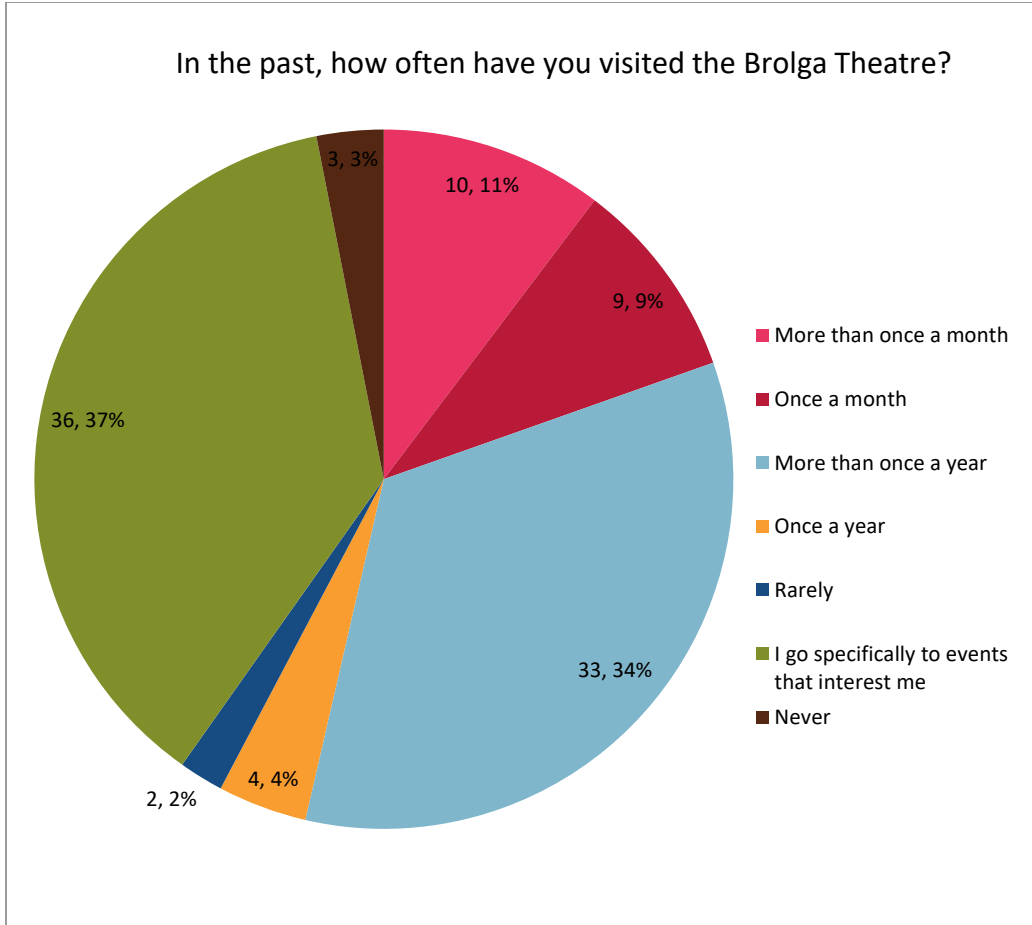
Representation was split fairly evenly between Hervey Bay (45, 47%) and Maryborough (43, 44%). Given the Brolga is located in Maryborough, and Hervey Bay has more than twice the population of Maryborough (63,579 v 28,532), this indicates that residents in Maryborough are very interested in the Brolga Theatre.





Q12 "In the past, how often have you visited the Brolga Theatre?"

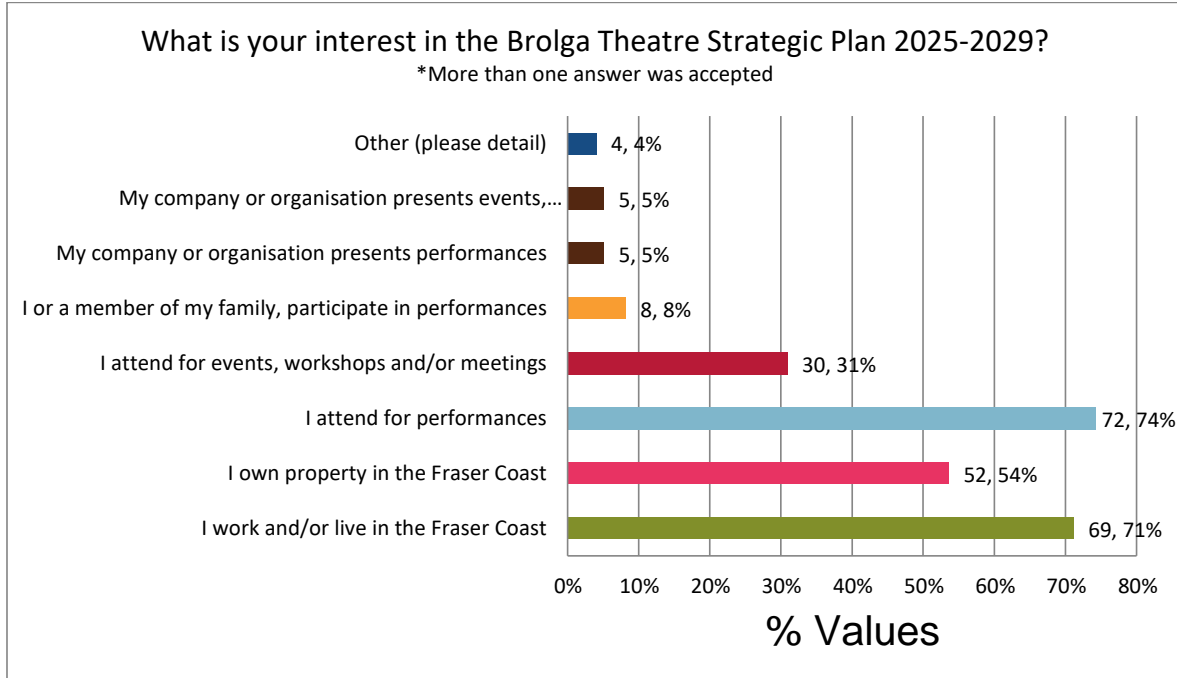
Respondents indicated that their most common frequency of patronage is to go as of often as there are events that interest them (36, 37%) and more than one a year (33, 34%).





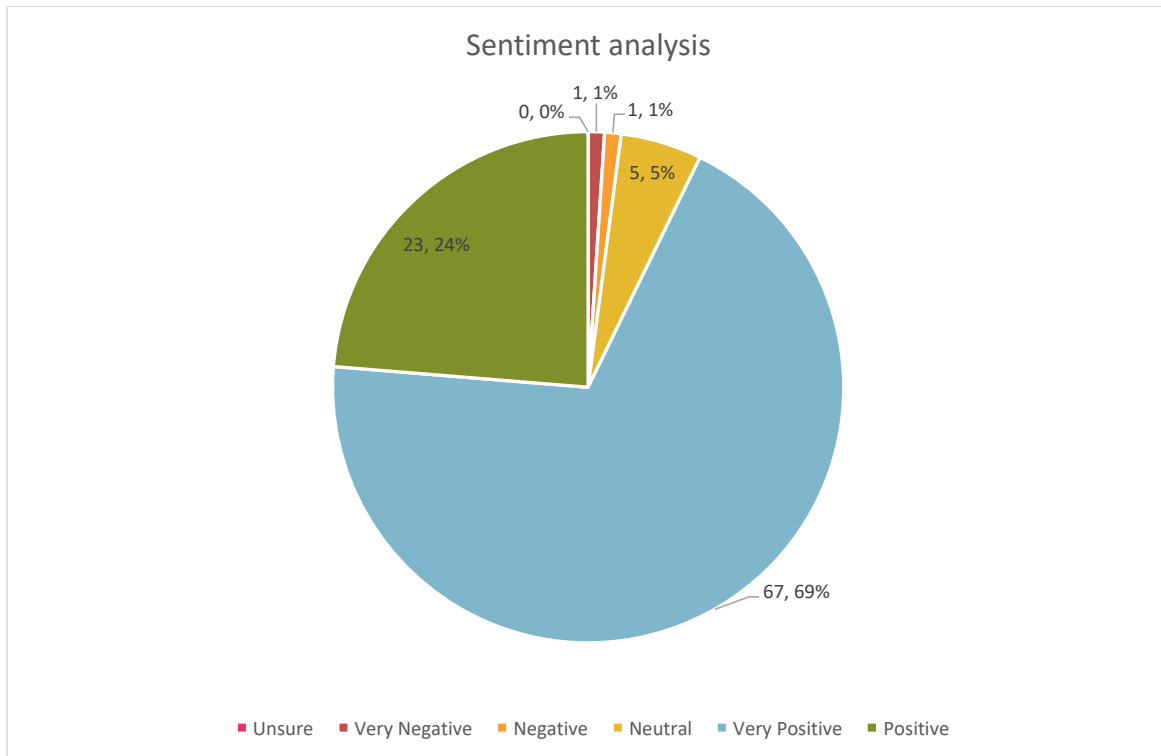
Q13: "What is your interest in the Brolga Theatre Strategic Plan 2025-2029?"

The most common response to this question was "I attend for performances" (72, 74%), followed by "I work and/or live in the Fraser Coast" (69, 71%).



SENTIMENT ANALYSIS

A sentiment analysis of the general responses indicated that the majority of responses were either very positive (67, 69%) or positive (23, 24%), making **total positive responses 93%**.





5.2 SUBMISSIONS

5.2.1 Who participated

Two submissions were received during the engagement period, one formal submission via email and one informal via post.

Submission Feedback

Below is a summary of the submission responses including comment examples.

Stakeholder	Feedback summary
Submission 1: Friends of the Brolga	<p><i>Generally supportive of the draft strategy</i></p> <p><i>Suggestions to improve:</i></p> <ul style="list-style-type: none"> • <i>Develop an Action Plan immediately the strategy is endorsed by Council with specific KPIs</i> • <i>Attract both city and regional/rural audiences, to broaden the marketing net</i> • <i>Attract a young adult cohort to work with and attend the Brolga</i> • <i>Develop pathways for school- and university age-people.</i>
Resident	<p><i>Generally supportive of the strategy</i></p> <ul style="list-style-type: none"> • <i>Improve infrastructure within the theatre – air conditioning, sofa seating in the foyer area, improve sound system so people can hear loud noises without the entire soundtrack being overly loud</i> • <i>Expand events on offer – Riverside evenings, bus transport packages to the Brolga, Gatakers, a café etc.</i> • <i>Remove alcoholic beverages from inside the theatre itself.</i> • <i>Remove the use of mobile devices from inside the theatre (even on silent).</i> • <i>Keep dogs out of the theatre. Address the increased incidence of homeless people sheltering around the theatre</i> • <i>Re-open the restaurant or café</i> • <i>Do not duplicate the performance services of the Brolga in hervey Bay – develop a different type of venue.</i> • <i>Provide recycling bins in the foyer.</i>

See [Appendix 7.9](#) for each submission.



6 CONCLUSIONS

There are a number of key overarching feedback themes received throughout the community engagement period.

- The vision in the draft strategy was generally well supported:
 - Strongly agree n=47, 49%, Agree: 35, 36% = **82 (85%)**
- The four key objectives were even more strongly supported:
 - Objective 1: To focus our service delivery and manage and maintain our assets to make the best use of the Theatre and its setting. Extremely important (68, 70%) + Important (26, 27%) = 94, 97%
 - Objective 2: To positively impact the life of our residents by producing and presenting an inspiring program which considers our diverse audience needs and shares our community stories. Extremely important (53, 55%) + Important (37, 38%) = 90, 93%
 - Objective 3: To be a place of community belonging by providing welcoming and inclusive services supported by our community partners. Extremely important (54, 56%) + Important (33, 34%) = 87, 90%
 - Objective 4: . To maximise our impact by demonstrating leadership and fostering regional arts development. Extremely important (48, 50%) + Important (36, 37%) = 84, 87%
- The main new services respondents wished to see offered at the Brolga included:
 - Adding food and drink options, opening the restaurant or café, offering food and chow packages. (n=23)
 - Provide transport options from Hervey Bay and the other regional areas of the Fraser Coast (n=12)
 - Develop the outside areas more e.g. the riverbank, an amphitheatre (n=9)
 - Involve younger people through programming, a junior theatre club (n=6)

7 FUTURE STEPS

The stakeholder and community engagement will assist Council in finalising the Brolga Theatre and Convention centre Strategic Plan 2025-2029.



8 ENGAGEMENT EVALUATION OVERVIEW

The following evaluation overview considers the engagement from July 2024 through to 6 January 2025.

IAP2 CORE VALUES

1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.

This was evident through the stakeholder engagement where stakeholders were invited to contribute to the development of the draft strategy and community members were provided with the opportunity to make submissions regarding the draft..

2. Public participation includes the promise that the public's contribution will influence the decision.

This has been displayed through the community engagement process, highlighted by the opportunity to include the community's ideas, feedback and concerns from this engagement into the Strategic Plan and this report to assist Council in developing and finalising the Brolga Strategic Plan 2025-2029.

3. Public participation promotes sustainable decisions by recognising and communicating the needs and interests of all participants, including decision makers.

The needs and interests of all stakeholders (including Council) were considered during all phases of the project. Analysis was also performed during the planning phase to make sure that all key stakeholders were identified.

4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.

This has been highlighted through the process in engaging with key stakeholders and the wider community through all phases of the project.

5. Public participation seeks input from participants in designing how they participate.

Council utilised a variety of community engagement activities through the process – including (but not limited to) online engagement, surveys, and stakeholder face-to-face sessions.

6. Public participation provides participants with the information they need to participate in a meaningful way.

The community was provided with various pieces of information throughout the engagement to enable them to participate in the process in a meaningful way. For example, for the engagement the community had access to (but not limited to) websites and online feedback opportunities, printouts of the draft strategic plan and posters etc in relation to information about the planning process.

7. Public participation communicates to participants how their input affected the decision

Through this engagement report Council has been able to show the community how their input has been an important part in developing the Brolga Theatre Strategic Plan 20250-229. (It is also important to note that the intention is to communicate and partner with the community once Council has made their final decisions regarding the master plan).



9 APPENDICES

9.1 SURVEY QUESTIONNAIRE



Your feedback on the Draft Brolga Theatre Strategic Plan

Community members are invited to have their say on the draft Brolga Theatre Strategic Plan 2025-2029. The survey includes questions about your past attendance at the Theatre and your entertainment preferences.

Please read the draft Brolga Theatre Strategic Plan 2025-2029 Summary before you answer this questionnaire.

Feedback collected from this survey and other engagement activities during the consultation period will be presented to Council to inform the draft design and next stages of the project.

This survey should take less than 10 minutes to complete. The online responses will close on Sunday 5 January 2025 at 11:55 pm. Printed surveys must be received by COB Monday 6 January 2025.

Q1 Have you read the draft Brolga Theatre Strategic Plan 2025-2029 Summary?

- Yes
- No (if no, please download from the Document Library on the website now)

Q2 Do you agree with the proposed vision for the Brolga Theatre?

The Brolga Theatre is at the heart of performing arts activities for the Fraser Coast, enriching the lives of our community.

<input type="checkbox"/> Strongly Agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Neutral	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly Disagree
---	--------------------------------	----------------------------------	-----------------------------------	--

Please share, according to you, the importance of the following key 5-year objectives:

Q3 To focus our service delivery and manage and maintain our assets to make the best use of the Theatre and its setting.				
<input type="checkbox"/> Extremely Important	<input type="checkbox"/> Important	<input type="checkbox"/> Neutral	<input type="checkbox"/> Unimportant	<input type="checkbox"/> Extremely Unimportant
Q4 To positively impact the life of our residents by producing and presenting an inspiring program which considers our diverse audience needs and shares our community stories.				
<input type="checkbox"/> Extremely Important	<input type="checkbox"/> Important	<input type="checkbox"/> Neutral	<input type="checkbox"/> Unimportant	<input type="checkbox"/> Extremely Unimportant
Q5 To be a place of community belonging by providing welcoming and inclusive services supported by our community partners.				
<input type="checkbox"/> Extremely Important	<input type="checkbox"/> Important	<input type="checkbox"/> Neutral	<input type="checkbox"/> Unimportant	<input type="checkbox"/> Extremely Unimportant
Q6 To maximise our impact by demonstrating leadership and fostering regional arts development.				
<input type="checkbox"/> Extremely Important	<input type="checkbox"/> Important	<input type="checkbox"/> Neutral	<input type="checkbox"/> Unimportant	<input type="checkbox"/> Extremely Unimportant



Q7 What is one thing that you would like to see happen at the Brolga Theatre in the next 5 years?

Q8 Do you have any expectations for the future focus of the Brolga Theatre that are not captured in the Brolga Theatre Strategic Plan 2025-2029 Summary?

A bit about you:

Q9 Which age bracket do you fall in?

- 15-25 years
 26-40 years
 41-55 years
 56-70 years
 71-85 years
 86 or older
 Prefer not to say

Q10 Do you identify as any of the following?

- Aboriginal or Torres Strait Islander
 Person Experiencing disability
 Culturally or linguistically diverse
 LGBTQIA+
 Prefer not to say

Q11 What is the postcode where you live? _____

Q12 In the past, how often have you visited the Brolga Theatre?

- More than once a month
 Once a month
 I go specifically for events that interest me
 More than once a year
 Once a year
 Rarely
 Never

Q13 What is your interest in the Brolga Theatre Strategic Plan 2025-2029?

- | | |
|---|---|
| <input type="checkbox"/> I work and/or live in the Fraser Coast | <input type="checkbox"/> My company/organisation presents performances |
| <input type="checkbox"/> I own property in the Fraser Coast | <input type="checkbox"/> My company/organisation presents events/workshops/meetings |
| <input type="checkbox"/> I attend performances | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> I attend events/workshops/meetings | |
| <input type="checkbox"/> I, or a member of my family, participate in performances | |

Conclusion

Thank you for your valuable time to complete this survey. To stay informed about this project, please click on the "follow project" button on the top right of this project page: <https://frasercoast.engagementhub.com.au/brolga-strategy-2025>

Further information:

To stay informed on the projects Fraser Coast Regional Council is conducting community engagement for, please register on the Engagement Hub here: <https://frasercoast.engagementhub.com.au/>

How to submit the completed printed survey:

If you filled a printed version of this survey, please send it back by mail to PO Box 1943, Hervey Bay Qld 4655 or deliver it to 77 Tavistock Street, Hervey Bay or 211-213 Adelaide Street, Maryborough Attn: Brolga Theatre Strategy Survey.

Printed responses will be accepted until Close of Business Monday 6 January 2025 (online closing date 11:55 pm Sunday 5 January 2025). You also have the option to email a written submission to Community@frasercoast.qld.gov.au by COB Monday 6 January 2025. **The contact form on the survey page and the community email will not be monitored from Friday 20 December until Monday 6 January 2025.**



9.2 ENGAGEMENT HUB (PROJECT WEBPAGE)

Brolga Theatre Strategic Plan 2025-2029

Brolga Theatre Strategic Plan

The Brolga Theatre and Convention Centre is a cultural service funded and operated by the Fraser Coast Regional Council. Opened in July 2000, the Theatre is the culmination of community vision and drive to create a modern entertainment venue for the region.

The Theatre has firmly established itself as the entertainment heart of the Fraser Coast. In 2023, the Theatre staged 99 performances which were attended by over 33,000 people. We also hosted over 350 special events, meetings, conferences and celebrations.

As the Brolga Theatre celebrates 25 years of operations next year, Council takes great pride in its accomplishments, and we are eager to launch a new strategic planning cycle.

We're inviting you to have your say to guide the vision and strategic direction for the next five years of operations.

The process to draft our Strategy so far

Have Your Say on our Strategic Plan!

Over the past few months, Council has undertaken significant stakeholder consultation to inform a new strategic plan. Valuable feedback and insights were gained from more than 80 stakeholder representatives participating in workshops and online survey.

This consultative process identified a new, proposed strategic framework that will anchor the expectations and desired outcomes of the Brolga's service delivery over the next 5 years.

This plan is underpinned by a vision to be at the heart of the performing arts for the Fraser Coast, enriching the lives of our community.

The plan reflects our aspirations for offering an exceptional regional Theatre facility; delivering a diverse and inspiring program that enriches the cultural life of our residents; remaining at the heart of the community where people feel a sense of belonging; and fostering community arts development through our service delivery.

Please read our draft strategy before taking the survey so we can be sure to take your feedback into consideration, available to download [here](#).

Click on the survey link below to start!

Stakeholder survey

Stakeholder survey

Your feedback on the Draft Brolga Theatre Strategic Plan

Community members are invited to have their say on the draft Brolga Theatre Strategic Plan 2025-2029. The survey includes questions about your past attendance at the Brolga and entertainment preferences.

Feedback collected from this survey and other engagement activities during the consultation period will be presented to Council to further inform the draft strategy and next stages of the project.

For other opportunities to provide feedback or learn more about this project, please see the events tab of this page. This online survey closes 11:59 am Sunday 5 January 2025.

Please read the **Draft Brolga Theatre Strategy 2025-2029** before you answer this questionnaire, available to download [here](#).

Take this Survey



Project Updates

Project Timeline

About the Brolga



Community feedback for Brolga Strategy is now closed

Thank you for participating in our community survey. We are now considering your feedback and will present our final draft to Council for consideration and endorsement in the coming weeks.

[Read More >](#)



Have your say on the Brolga Theatre's Strategic Plan

As the Brolga Theatre gears up to celebrate 25 years in 2025, Fraser Coast residents are invited to help shape the theatre's strategic vision for the next five years.

[Read More >](#)

Did you know...?

How many people can the main auditorium seat?

900

How many people can be seated at tables in our spectacular, glass-framed foyer?

300

How many non-performance events (conferences, meeting, special occasions etc) where hosted at the Brolga in 2023?

353

Where does our audience come from?

40% from Hervey Bay,
40% from Maryborough,
3% from the rest of the Fraser Coast & 17% from outside the region

In 2023, how many performances were staged at the Brolga?

99, attended by approx 33,000 people.

What used to sit on the site of the Brolga Theatre?

An old timber mill.

CONTACT US

📞 1300 794 929

📍 PO Box 1943 Hervey Bay QLD 4655



9.3 POST CARD



Brolga Theatre 2025 – 2029 Strategic Plan

As the Brolga Theatre celebrates 25 years of operations, Council is developing a strategic plan for 2025-2029, and we're inviting you to have your say!

Please fill in our survey and give us your thoughts to help shape the Brolga's future focus and priorities.



Online survey closes 11.55pm Sunday 5 January 2025.

To complete, scan the QR Code or visit:

frasercoast.engagementhub.com.au/brolga-strategy-2025





9.4 POSTER

Have your say on the Brolga Theatre's future focus and priorities.

As the Brolga Theatre celebrates 25 years of operations, Council is developing a strategic plan for 2025-2029, and we're inviting you to have your say!

Please fill in our survey and give us your thoughts to help shape the Brolga's future focus and priorities.

Online survey closes 11.55pm Sunday 5 January 2025.

To complete, scan the QR Code or visit:

frasercoast.engagementhub.com.au/brolga-strategy-2025

Fraser Coast
REGIONAL COUNCIL



9.5 COMMUNICATION ACTIVITIES

9.5.1 SOCIAL MEDIA ANALYTICS AND EXAMPLES

Highlights of the campaign:

- Total reach of over 12,000 people on social media.
- The campaign was seen 30,000 times on social media.
- 310 link clicks on social media.
- 449 link clicks via the Council’s weekly e-newsletter.

9.5.1.1 FACEBOOK

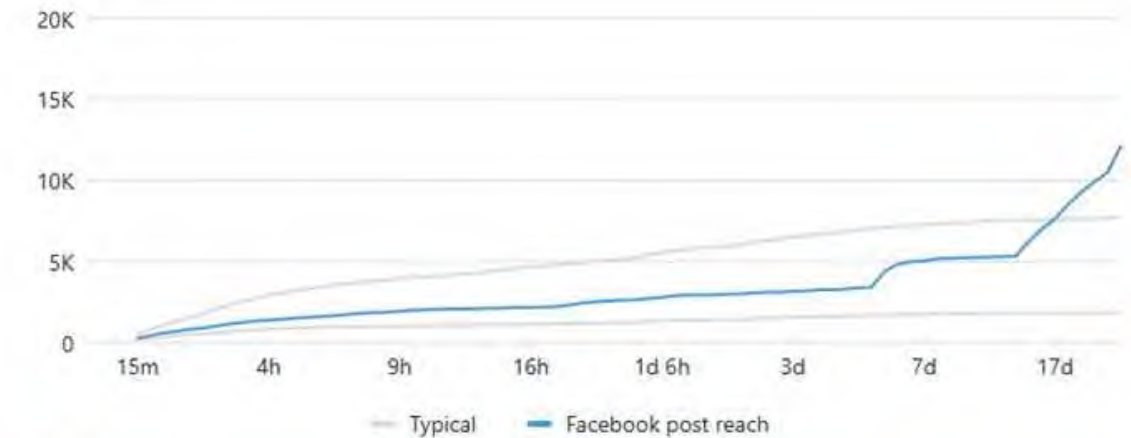
Total results from post and advertising combined:

Overview

Reach ⓘ	Impressions ⓘ	Interactions ⓘ	Link clicks ⓘ
12,064	29,499	89	310

Reach ⓘ

12,064



Results from advertising

Performance
AU\$100.00 spent over 10 days.

Link Clicks	Reach	7,201
257	Cost per Link click	\$0.39

Activity

Post engagements: 299

Link clicks: 257

Post reactions: 28

Post comments: 9

[See All](#)

Audience
This ad reached 7,201 people in your audience.

People | Placements | Locations

60.3% Women 39.7% Men

Details

Status: **Completed**

Goal: **Get more website visitors**

Total budget: **AU\$100.00**

Duration: **10 days**

[See All](#)

Preview

[View Ad](#) [Edit ad](#)

Payment method
MasterCard • 8643
We'll charge a backup if there's a problem with this payment method. [Change](#)

Amount spent

Total amount: **A\$100.00**

9.5.1.2 INSTAGRAM

Overview

Reach 212 **Impressions** 217 **Interactions** 7

This post received less reach compared to your recent Instagram posts.

Reach 212

Audience

Age & gender



9.5.1.3 EXAMPLES














 Detailed Engagement Report



Like Comment Share

All comments ▾

-  **Handmade Artisan Fraser Coast** [Follow](#)
The Broilga is an AMAZING venue with so much available for our community to access!
The Handmade Artisan Fraser Coast is Thrilled to be able to access this Venue for all our Events
3w Like Reply
-  **Brenden McMaccas**
The theatre should be tripled in size to accommodate world class performances. ...
3w Like Reply
-  **Rhonda Ross**
I've been to the Broilga Theatre once - for a funeral. ...
4w Like Reply
View all 2 replies
-  **Sandra Watson**
It is a good place, enjoy myself every time I have been there. Bands , formals , shows whatever. ...
3w Like Reply
-  **Rose Molyneaux**
The link doesn't work as a friend of the broilga I am disappointed ...
4w Like Reply
 Fraser Coast Regional Council replied - 1 reply
-  **Veronica Evelyn-Jane**
Are we going to do a musical for the anniversary next year? ...
3w Like Reply
-  **Christine Jeffress**
Fraser Coast Regional Council the link does not work.
4w Like Reply Edited
 Fraser Coast Regional Council replied - 3 replies
-  **Sam Maddison**
Sandra Moores ...
4w Like Reply
-  **Penelope Russell**
Michael Russell ...
4w Like Reply

Instagram

Log In Sign Up



frasercoastregionalcouncil
 Maryborough, Queensland

frasercoastregionalcouncil HAVE YOUR SAY 🗨️ The Brolga Theatre and Convention Centre is almost 25! What's in store for the next 25 years? 📅

We want to hear from you! Read the Brolga Theatre Strategic Plan 2025-2029 and let us know your thoughts.

In 2023, the Brolga welcomed 33,000 attendees for nearly 100 performances and hosted 350 events! Audiences were 40% from Hervey Bay, 40% from Maryborough, 3% from other parts of Fraser Coast, and 17% from outside the region!

You can read the Plan here and also fill out the survey in the link in our

7 likes
 November 27, 2024

Log in to like or comment.

9.5.2 COUNCIL ENEWSLETTER ANALYTICS

Overall clicks across the campaign - **449**

27th November – Top Stories

https://www.frasercoast.qld.gov.au/news/article/2212/have-your-say-on-the-brolga-theatres-strategic-plan	192 (xtd)	228
---	-----------	-----

4th December – Community News

https://frasercoast.engagementhub.com.au/brolga-strategy-2025	22 (xtd)	34
---	----------	----

11th December – Hero Banner

https://frasercoast.engagementhub.com.au/brolga-strategy-2025	114 (xtd)	159
---	-----------	-----

18th December – Community News

https://frasercoast.engagementhub.com.au/brolga-strategy-2025	23 (xtd)	28
---	----------	----



8.7 MEDIA COVERAGE

Instagram

Log In Sign Up



herveybayadvertiser • Follow ...

herveybayadvertiser AS THE Brolga Theatre gears up to celebrate 25 years in 2025, Fraser Coast residents are invited to help shape the theatre's strategic vision for the next five years.

Fraser Coast Regional Council Arts and Culture spokesperson Sara Diana Faraj said the Brolga Theatre and Convention Centre was the entertainment heart of the region, hosting national and international performances, award dinners, school formals, trade shows, and conferences of all sizes.

"The Brolga Theatre is a local icon that brings our region together, supports our cultural identity, and makes the Fraser Coast a more vibrant place to live," she said.

2 likes
 December 20, 2024

Log in to like or comment.



Subscribe **HERVEY BAY Advertiser** LOGIN

Home Publisher's Page Letters To The Editor Digital Editions Photo Gallery Community Voice Community Story Search

PRIMEAGENTS ALL YOUR NEEDS WITH US AND US WITH YOU

Have your say on Broлга Theatre's Strategic Plan

Photo: [Image of Broлга Theatre building at night]

Top Stories

- Hervey Bay Advertiser 106 January 2022
- New Vision, Hervey Bay's biggest up-urge
- Celebrating Indigenous and Settler, Reconnecting Two...

At 110 Broлга Theatre goes up to celebrate 25 years in 2025, Fraser Coast welcomes an invited to help shape the theatre's strategic plan for the next five years.

Fraser Coast Regional Council Arts and Culture spokesperson Sara Jane Eary said the Broлга Theatre and Convention Centre sits the architectural heart of the region, hosting national and international performers, award shows, school festivals, fundraisers, and a mix of other activities.

"The Broлга Theatre is a hub that brings our region together, supports our cultural identity and makes life in Fraser Coast a more vibrant place to live," she said.

In 2022 alone the theatre hosted nearly 500 performances with approximately 23,500 attendees, along with 250 events across its varied event spaces.

Attendance figures reveal that 40 per cent of the audience comes from Hervey Bay, 40 per cent from Mirambidgee, three per cent from other parts of the Fraser Coast and 17 per cent from outside the region.

"This shows Broлга Theatre is part of the social fabric of the region, and we're happy being able to be part of the Fraser Coast."

To plan for the Broлга Theatre's future, we are developing a strategic plan for 2025 to 2030. We encourage residents and stakeholders to share their insights and help define our priorities by making the draft strategic plan and completing an online survey.

The draft strategic plan and online survey are available on Council's Engagement e-portal website at: <https://www.frc.qld.gov.au/engagement/online-survey-2022>

The survey, which is open until 8 January 2023, covers topics like performance, services, booking preferences, and accessibility.

Community feedback will inform the final strategic plan, which is expected to be endorsed by Council in early 2023.



9.6 SUBMISSIONS

9.6.1 Private resident:

DRAFT BROLGA THEATRE STRATEGIC PLAN 2025-29: Additional comments 19 December 2024

PHYSICAL ENVIRONMENT

The air-conditioning system needs to be upgraded so that variations in temperature can be achieved, rather than the current options of cold or "Off". When the current air-conditioning is turned on, especially before shows, the auditorium and foyer become very cold. This is exacerbated as the cold air is expelled via the floor-mounted vents, between the feet of seated patrons in the theatre. Patrons have to remember to bring a jacket or coat with them, especially in summer. I have seen a lady wrapping herself in a large rug. Extra clothing can enclose the body, but one's bare legs, feet, face, ears, hands etc are still exposed, making for a very uncomfortable experience. Some patrons have departed halfway through an expensive performance due to the cold air.

Please reinstate the sofa seating in the foyer. Many patrons arrive early for shows, and many patrons are elderly. The foyer provides a great opportunity to recover from a long journey, to socialise, and to relax with a beverage. The tables and accompanying chairs become fully occupied prior to performances, forcing other patrons to stand until the doors to the auditorium are opened. Comfortable sofa seating would be appreciated.

On many occasions the volume level of performances has been way too high. Some patrons have not returned after interval, and have departed the theatre due to this. While visiting artists and their sound technicians may have a preference for loud volume, and tune this in an empty theatre prior to shows, believing that the audience will "absorb" the volume, it should be remembered that the audience experience is the most important aspect of a show. Can the Brolga management please advise technicians etc prior to a performance, and during if necessary, that the volume needs to be reasonable, thus exercising a duty of care and respect for the audience. The enjoyment of a show is totally compromised when patrons cringe due to the loud noise. Over time, such loud volumes have been shown to be detrimental to hearing, and cause significant impairment. There are recognised standard decibels for performances, but these need to be assessed at different sites where patrons are seated (including in front of speakers), not just one site eg at the sound desk at the rear of the auditorium. Audience members should not have to disrupt their viewing and their neighbours' by leaving their seat to complain about noise levels during a performance, especially if they are seated in the middle of a row.

PROGRAMS

The range of entertainment offered at the Brolga is outstanding.

Could consideration be given to changing the Morning Melody time slot from Thursday morning, to avoid clashing with Market Morning in the CBD? The early afternoon might be appropriate, to attract more audience members who attend the market, and/or visitors who visit the market and ride the Mary Ann Steam Train. An afternoon time slot could capitalise on such people already being in town on Thursdays. Alternatively, a Friday morning might be suitable.

Could the monthly Riverside evening events be reinstated please? These were always very well-attended, and provided an opportunity for local vendors to sell food and beverages. It was an event that showcased local artists, and was much appreciated. A suitable evening would be Sunday (not coinciding with Sunday in Queens Park on the last Sunday of the month). Also, not Friday and Saturday evenings.

The Strategic Plan mentions the idea of providing bus services from Hervey Bay to the Brolga. Could special monthly bus outings be offered that include a visit to the Gatakers Artspace, the Art Society Gallery, a meal at the Brolga restaurant, and a major performance at the Brolga Theatre? Similar monthly outings could be trialed from Childers, Tiaro and Howard - perhaps hiring a mini bus.

POLICIES

Alcoholic beverages in the theatre

The policy to allow alcoholic beverages to be taken into the theatre was introduced following the Covid epidemic, when performances were resumed. For a while, patrons were not permitted to be in close proximity to each other in the foyer, so (presumably to maintain sales of alcohol) alcoholic drinks were allowed in the auditorium. The Covid restrictions have long since passed, but patrons are still allowed to take beverages into the theatre (except coffee and tea), resulting in spills and splashes, discarded and forgotten containers, stained flooring and seats, and distraction for patrons in neighbouring seats. Some shows attract audience members who consume considerable amounts of alcohol prior to the show,



either elsewhere or in the foyer. Potentially four alcoholic drinks could be consumed within several hours on site. This is over the recommended limit. Some patrons become quite vocal and call out to performers during the show thus interrupting the flow, and annoying other patrons. Some patrons wave their drinks around their head. This has been observed when a group of women or men become inebriated, and cause significant distraction and offence to other patrons when they raise their glasses and sing, with the potential for hostile reactions, as has occurred. It has been claimed that the Brolga is following the trend in other theatres, however, 60% of the Brolga audience is drawn from outside Maryborough, meaning that those patrons travel on rural roads at night at 80 or 100km per hour, unlike their counterparts in bigger cities who may catch public transport, or taxis, and drive shorter distances on well-lit suburban streets at 50 kms per hour. The local Police constantly remind people to not drink and drive. The Brolga Theatre policy of allowing alcoholic beverages to be consumed during performances undermines attempts to keep our drivers and passengers safe on our roads. Please rescind this policy.

Use of phones and devices in the theatre

Could a blanket policy of not allowing mobile phones or devices to be used inside the auditorium be adopted please? Significant distraction is caused when patrons use these devices during performances, especially if they raise them to photograph or video an act. The bright light emitted by these devices is very distracting, especially to patrons seated behind. When a device is held up high, it can block the view of patrons seated behind. A standard notice about turning mobile phones to silent is also required, to avoid hearing "pings" throughout the audience when texts and messages are received on phones.

Prohibition of dogs

There appears to be a trend in some places to allow dogs to accompany owners indoors and at events. We urge Council to prohibit dogs at all Brolga events, both indoors and outdoors, to maintain safety, hygiene, cleanliness, orderly environment, and focus on the entertainment. This is important for outside Riverside events, and film nights etc, where even a tethered dog can bother neighbouring patrons, and disrupt a performance with an occasional bark. It is also unacceptable for dogs to be present among stalls and food vendors, or to use the grounds for toileting.

RESTAURANT

We note that the reinstatement of the restaurant is included in the Strategic Plan. This has so much potential to support theatre attendance, and to provide a superior dining experience. Perhaps discounted packages, which combine a meal and theatre ticket, would encourage greater attendance and expand the current audience. There is potential for restaurant diners to become more aware of upcoming performances, thereby increasing patronage. We would appreciate seeing an urgent proactive approach to attracting a suitable licensee for the restaurant.

SAFETY IN THE GROUNDS

In recent years there have been adverse occurrences when homeless people have interacted with patrons (eg banging on the Federation Room doors and walls at night, and loudly swearing whilst moving among patrons along the western walkway). Such people have occupied the grounds at the rear of the theatre, the terrace, and the boat display shed. Could these spaces be monitored so that they remain vacant all the time, leading to a greater sense of safety for patrons and their vehicles?

PERFORMANCE SPACES IN HERVEY BAY

There may be a proposal in the future to build a theatre of similar capacity to the Brolga in Hervey Bay. This would be enormously detrimental to the Brolga Theatre patronage and ongoing viability. Hervey Bay has significant medical, tertiary education, retail, tourism and dining opportunities, which Maryborough residents have to travel frequently to access. It is desirable to continue to support Maryborough as an arts, performance and heritage centre, in light of many festivals and events no longer being held, or being reduced to much briefer duration. The Strategic Plan mentions co-presenting performances and providing alternative options for performances and rehearsal spaces in Hervey Bay. This has the potential for duplication, and to diminish the Brolga's utilisation and audience.

RECYCLING BINS

To assist in the correct items being placed in bins within the theatre, could sets of three (smallish) bins be provided at strategic locations ie for empty beverage containers, for paper and other recyclables, and for rubbish? Currently there is no provision for paper and cardboard disposal by patrons, and there is considerable co-mingling in the public bins of beverage containers and rubbish for landfill.



9.6.2 Friends of the Brolga:



17th December 2024

Janice Peterson,
Facilities Manager,
Brolga Theatre & Convention Centre,
5 Walker Street,
Maryborough, 4650.

Dear Janice,

On behalf of our Friends Committee, our committee would like to thank you for the opportunity to participate in the Strategic Plan development activities. To that end we now wish to provide some comments on the Draft Strategic Plan. We hope our feedback is useful.

FRIENDS OF THE BROLGA RESPONSE TO BROLGA THEATRE DRAFT STRATEGIC PLAN 2025 – 2029

We applaud the fact there will be a strategic plan for the theatre as it is a valuable asset on the Fraser Coast. The introductory text and photos for each Focus Area is compelling and well written.

We appreciate being mentioned in the Strategic Plan on page 6 and welcome the opportunity to respond as the Friends of the Brolga Theatre Group Inc. rather than as individual citizens as we see our mission as enhancing experiences for our members; supporting Brolga activities and providing a conduit or voice from members to Brolga managers (as appropriate).

It is fitting that your Vision is that the Brolga be the heart of performing arts for the Fraser Coast, enriching the lives of our community.

It is pleasing to see deliverables and measures of success for each objective to guide implementation and review progress (although specifics are missing in the Measures of Success to make these truly SMART goals). We surmise that an Action Plan will be drafted after the acceptance of this Strategic Plan and that it will include priority setting, timeframes and responsibilities. We strongly support the Brolga being viewed as a community amenity (like community swimming pools etc), with some subsidized activities being offset by commercial activities and Council budget allocations rather than needing to be fully funded through its own commercial activities.

We support the 4 key focus areas and would like to comment on each of these as follows:

Friends Of The Brolga Theatre Group Inc.

5 Walker Street
Maryborough
Queensland 4650

ABN: 91 749 575 492

www.brolgatheatre.org

Committee

President

Patricia Zeimer

Treasurer

Helen Schellbach

Secretary

Mary Lange

Committee

Trevor Robinson

Cathy Baker

Victoria Calvert

Gillian French

Janet Harvey



Focus Area 1:

- State and National production companies like to say they engage with regional areas and top of their list when quoting Queensland regional examples is usually Toowoomba, Rockhampton and Bundaberg. We believe the Brolga and the Fraser Coast are not top of mind for these organisations despite the facilities on offer and the community support for live quality performances. We would like to recommend that a new objective be developed, or an existing objective be reworded, to be more specific about “putting Fraser Coast on the map”. This would need a more concerted approach to profiling this region to production companies and promoters (by Council/Brolga Staff and with the support of the Friends and Arts Council). We would change from being order takers (as a venue hiring out space to anyone who comes along) to order makers where we proactively reach out and build awareness and bookings.
- Re 1.1 Measures of Success dot point 2 – is this measuring the satisfaction of performers using the space or audience or both?
- Re 1.2 dot point 2 – suggest the preliminary design for the outdoor space includes redesign of outdoor stage or riverside amphitheatre. Point 3 – as an example could you add *soundproof rehearsal rooms or recording space* as an additional consideration to support the growth of our local performers.
- Re 1.3 – Strongly recommend that providing improved catering experiences be pursued.
- Re 1.4 – there is no reference in Focus Area 1 about infrastructure to improve Disability Access. Whilst there is mention in 3.4 about accessibility review to ensure inclusivity – should there also be reference in 1.4 to Disability Access?
- Re 1.5 – Strongly recommend that priority be given to this objective as it would seem environmentally and financially prudent to progress solar energy options as the theatre is a large consumer of energy and has plenty of roof space for solar panels. Having an Action Plan developed and costed in 2025 also provides for a ready-to-go project should funds become available through alternative sources, such as Grant monies or State/Federal programmes.
- Re timelines in key deliverables – we presume all years mentioned are By end of Some of these timelines seem to be too far out eg By 2026 complete a preliminary design and cost estimate for riverside amphitheatre or By 2028 investigate solar options. We strongly recommend that feasibility studies be undertaken in the first year of the 5-year plan so that any actions can be put into Priority Plans, Forward Estimates, Major and Minor Works Programmes etc and completed on or before 2029, wherever possible.
- Some of the technical wording may not be understood by the general public eg Instate, HVAC and Building Management System eg change HVAC to air-conditioning etc.
- Some of the Deliverables and Measures of Success are not specific (more motherhood statements) eg improved customer experience or reduced reactive maintenance costs (what is it now – what is the aim?), prioritise ongoing inspection and maintenance program (weekly or monthly?), what is a high standard of hirer satisfaction (eg min satisfaction level of 8 out of 10)?

Focus Area 2:

- Recommend expanding your comment regarding the Brolga Theatre serving diverse *city* and rural townships and communities – patrons also come from outside the region (Gympie, Bundaberg, Sunshine Coast etc). That is also another reason why catering options need to be improved.
- We applaud the introduction of a curatorial framework, an allocation plan to support community use, introducing transport solutions and strengthening alignment with regional tourism and economic activities (making the Fraser Coast a short-stay destination).
- There are no specific numbers for any of the Measures of Success for Focus Area 2 Objectives eg Increased Ticket Sales (how can that be made more specific eg what is it now, what is the target)?
- Re 2.4 – We hope this review includes scheduling of family-friendly activities on Saturday and Sunday afternoons as day time events suit many people.
- Re 2.5 deliverable 2 – what is meant by co-produce program highlights for regional festivals. Is content the role of the Brolga or does this mean technical support? Is regional our focus or the Fraser Coast?
- Re 2.6 – Partner with the Friends Group to offer pre-show activities, as appropriate.

Friends Of The Brolga Theatre Group Inc.



Focus Area 3:

- There are no specific numbers for any of the Measures of Success for Focus Area 3 Objectives.
- Re 3.4 – this is essential and a priority as our population ages. We strongly urge that over the next 5 years there is more than just a review. We would hope that by the end of 2025 the review phase will have been undertaken with recommendations so that action can be taken from Year 2 onwards.
- Re 3.6 Objective – rather than “update” brand awareness we would like to suggest this be changed to “increase” brand awareness. We also wonder about the Return on Investment (ROI) a rebrand would contribute. Strategic marketing options for identified demographics – digital, print etc required.
- Re 3.7 deliverables – the value and uniqueness of the Brolga is the auditorium space and technology. Whilst it is important to hire out other spaces within the Brolga and to bring the community in, it will be important to focus on the uniqueness and not become more of a convention centre for weddings or corporate meetings rather than a performance theatre (ie will we be able to still use the auditorium and creative spaces at the same time as community celebrations and events?).

Focus Area 4:

- As the Brolga has just entered into a successful 3-year partnership with the Queensland Conservatorium Griffith University we would ask that they be included in the list of partners on page 8.
- There are no specific numbers for any of the Measures of Success for Focus Area 4 Objectives.
- Re 4.3 – We support the development of pathways for students who wish for careers in areas pertaining to the theatre – technical aspects such as sound and lighting or stage-craft – through partnerships with higher education institutions and RTO’s.

We do realise that some of our comments may be addressed in an Action Plan which would follow the adoption of this Strategic Plan. However, we hope our feedback is useful. As the Friends of the Brolga Theatre, we thank you for the opportunity to provide feedback and look forward to supporting the Brolga achieve your Strategic Objectives.

I am happy to clarify any of the above.

Sincerely,

Patricia Zeimer

Patricia Zeimer

President

Friends Of The Brolga Theatre Group Inc.

**FRASER COAST REGIONAL COUNCIL
ORDINARY MEETING NO. 3/25**

WEDNESDAY, 26 MARCH 2025

SUBJECT:	FRASER COAST REGIONAL COUNCIL 2024-25 COMMUNITY GRANT ROUND 3 - PANEL RECOMMENDATIONS TO COUNCIL FOR FUNDING DECISION
DIRECTORATE:	STRATEGY, COMMUNITY & DEVELOPMENT
RESPONSIBLE OFFICER:	DIRECTOR STRATEGY, COMMUNITY & DEVELOPMENT, Gerard Carlyon
AUTHOR:	COMMUNITY GRANTS OFFICER, Nicole Fuss
LINK TO CORPORATE PLAN:	Connected, Inclusive Communities and Spaces. Provide inclusive cultural, sporting and recreation opportunities to encourage community participation.

1. PURPOSE

To present the recommendations of the Assessment Panel for Round 3 of the 2024-25 Community Grants Program to Council for consideration and endorsement.

2. EXECUTIVE SUMMARY

Council's 2024-25 Community Grants Scheme offers funding to support projects, activities and events across the Fraser Coast local government area.

Round 3 of the Community Grants Program opened for applications on 20 January 2025 and closed on 17 February 2025 with a total of 12 eligible applications during the submission period being received.

These applications were considered by a panel of assessors. The panel's recommendations are now presented to Council for funding decisions.

3. OFFICER'S RECOMMENDATION

That Council accepts the recommendations of the assessors and approves the following list of projects for a total funding amount of \$59,091.61 from Round 3 of the Community Grants Program of Council's 2024-25 Community Grants Scheme.

Table 1: Community Grants Program Round 3 2024-25

Applicant	Project Title	Grant Funding Recommended

Yoorana Women's Domestic Violence and Resource Service Inc	Second Life Project (SLP)	\$ 3,000.00
Maryborough Wide Bay & Burnett Historical Society Inc.	Archival Shelving for the MWBBHS Inc.	\$ 8,082.88
Point Lookout Croquet Club Inc	Acquisition of Solar Panels	\$ 5,000.00
Rotary Club of Hervey Bay City Inc	Fraser Coast Science and Engineering Challenge 2025	\$ 2,000.00
Maryborough City Progress Association Inc	Mary Movie Nights Grant - APRIL & SEPTEMBER	\$ 2,775.73
Crime Stoppers Queensland Limited (Hervey Bay)	Crime Prevention Promotion	\$ 1,947.00
Burrum District Garden Club Inc	Club laptop and presentation equipment	\$ 1,286.00
Mungar Primary Parents and Citizens Association	150th Anniversary Celebration Event	\$ 8,000.00
Boonooroo Progress Association Inc.	Solar Battery upgrade for Community Hall	\$ 10,000.00
Hervey Bay Women's Shed Inc.	Hervey Bay Women's Shed Inc	\$ 2,000.00
Maryborough West Football Club Inc	Replacement of field lighting	\$ 15,000.00
Totals		\$ 59,091.61

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

Fraser Coast Regional Council offers a range of community grant programs to support projects, activities and events across the region that benefit the community of the Fraser Coast local government area. The total budget allocation for the 2024-25 Community Grants (financial year) is \$247,000. Of this funding, the Community Grants pool has notional allocations as follows:

Table 2: Community Grants Program 2024-25

Grant Program	2024-25 allocation	Rounds per year		Grant cap per application
		Open	Close	
Community Grants	\$61,750 per round	4 Rounds per year		<u>Per Round</u> 1 x \$15,000 2 x \$10,000 balance > 5,000

Council opened the Fraser Coast Regional Council 2024-25 Community Grants Scheme on 20 January 2025 for applications to the Community Grants Round 3 Program.

Table 3: Community Grants Program Round 3 2024-25

Program	Number of submitted applications	Eligible	Ineligible	Withdrawn
Community Grants Round 3	19	12	5	2

There were a total of 19 unsubmitted applications. This is attributed to applicants either starting new applications multiple times or starting a submission to the incorrect program.

Eligible applications were considered by a panel of assessors. Assessors of this grant round included a Councillor, the Mayor and the Chief Executive Officer. The recommendations of the panel of assessors are now presented for Council's funding decisions (refer Attachment 1).

Ineligible and unsuccessful applications are detailed below:

Table 4: Community Grants Program Round 3 2024-25 Ineligible Applications

Community Grants – R3 Ineligible Applications	Project Details	Reason
Burrum District Community Men's Shed Inc	Upgrade Car Park	Project falls under the organisation's responsibility as part of their lease agreement with Council.
Fraser Coast Anglican College	The Pink Project	Application does not benefit the broader community outside of the school.
Fraser Coast Pistol Club Inc	Purchase of Shipping Container	No landowners consent and evidence of development assessment, referred to next round when they have obtained all of the supporting documents.
Urangan Bowls Club Inc	Freezer for community kitchen	Club has gaming and liquor license.
We've Got you Foundation	Equipment for volunteers	This project is considered an operational core business expense. Application included a laptop; they have been referred to the Computer donations program.

Table 5: Community Grants Program Round 3 2024-25 Unsuccessful Applications

Community Grants – R3 Unsuccessful Applications	Project Title	Reason
Tangaroa Blue Foundation Ltd	K'gari Marine Debris Clean-up & Data Collection	Not recommended for funding due to low scoring application.

5. PROPOSAL

Following assessment of the applications by the Panel, Council is asked to consider the recommendations and make a funding decision for Round 3 of the Community Grants Program of Council's 2024-25 Community Grants Scheme to 11 successful applicants for a total funding of \$59,091.61.

If endorsed by Council, the successful applicants will be advised as soon as practicable, and Funding Agreements executed.

A list of successful applicants and the projects for which they were approved will be listed on Council's website.

Unsuccessful and ineligible applicants will be advised of the outcome of their application, provided with feedback and offered assistance to strengthen future applications.

6. FINANCIAL & RESOURCE IMPLICATIONS

Council's Community Grant Scheme is allocated funds under the annual budget process.

There are four (4) rounds of funding per year under the Community Grants Program, with an allocation of \$247,000 in total. A notional allocation of \$61,750 is available for each Round.

\$32,018.91 in remaining funds from the 2024-25 Community Grants – Festive Events and Small Township Festive Decorations has been reallocated to the Community Grants program. Therefore, the total funds available for Round 3 of the 2024-25 Community Grants program is \$84,233.91.

Unsuccessful applicants will be able to reapply to future rounds or other programs to seek funding for their project.

Partial funding of applications may be recommended by the Grants Team and the assessment panel for a number of reasons, including but not limited to:-

- Application budget may include items that are ineligible;
- Level of funding that an applicant may have received from other Council funding sources including any previous rounds of Community grants;
- Financial position of the applicant taking into account their financial statements and any other information provided about financial capacity etc;
- Assessors advising as part of their independent assessment process that they would support partial funding and identifying what level of partial funding they support;
- Confirmation through the application process, that the applicant would be satisfied with partial funding.

All applicants are asked as part of the application process if the project can proceed if partial funding only is allocated by Council, noting that this is likely to occur if the funding round is heavily subscribed. Applicants are required to confirm prior to issue of the formal Funding Agreement whether:

- they wish to proceed with the project as is;
- they need to withdraw the application;
- they require an extension of time;
- or they require a reduction of scope to fit within the reduced funding offer.

Following the completion of the assessment process, the Grants Team review the assessment and calculate any partial funding identified by the assessors. As partial funding can sometimes be difficult for organisations to manage as part of a larger project, the Grants Team will also identify if there are any particular items within the application budget to which the partial funding could be attributed.

7. POLICY & LEGAL IMPLICATIONS

The 2024-25 Community Grants Scheme is administered in accordance with the Fraser Coast Regional Council Community Grants Scheme Policy.

Heads of Power: *Local Government Act 2009* and Local Government Regulations 2012.

Other legislation and policies that may be used in the assessment of applications include:

- *Associations Incorporation Act 1981*
- Councillor Discretionary Fund Policy
- Sponsorship Policy (including Fee Waiver and In-Kind Support)
- Information including guidelines and application forms
- Event Management Kit
- Events Strategy
- Local Laws
- Planning, Development and Building Regulations

8. RISK IMPLICATIONS

Nil

9. CRITICAL DATES & IMPLEMENTATION

Grant Agreements will be executed with the successful applicants with the payment of the grants made in the 2024-25 financial year.

10. CONSULTATION

The Community Grants Officer has offered guidance and assistance to a number of applicants to successfully lodge their applications.

Applications to the Community Grants Scheme received automatic notification once they had completed and lodged their application.

Council's Grants Team consulted internally with the Sport and Recreation Development Coordinator, Council's Events Advisory, Council's Regulatory Services, Council's Natural Environment Team and the Community Development and Engagement Team.

Community Grants Scheme Assessors were engaged to consider the applications and make funding recommendations.

11. CONCLUSION

Council is asked to consider and approve the recommendations of the Assessors of eligible applications to Round 3 of Council's 2024-25 Community Grants Program.

12. ATTACHMENTS

1. 2024-25 Community Grants Program Guidelines [↓](#)
2. 2024-25 Community Grants Round 3 Assessment Panel Report [↓](#)



Building better communities together.



Community Grants Program

GUIDELINES 2024/25



Fraser Coast COMMUNITY GRANTS PROGRAM Guidelines



Overview

Intent / Purpose

Fraser Coast Regional Council's Community Grants Policy supports the Goals outlined in Council's Corporate Plan 2023-2028. <https://www.frasercoast.qld.gov.au/corporate-plan>

- To embrace the Fraser Coast way of life and create connected communities through our places, spaces and people.
 - Provide inclusive cultural, sporting and recreation opportunities to encourage community participation.

Objectives of the Community Grants Program

- Provide identified and measurable social, community or economic benefits to the Fraser Coast communities;
- Align with Council's Corporate Plan 2023-2028

This Program is intended to:

- Provide eligible community organisations with support to meet identified community needs
- Build community skills, capacity and resilience
- Develop and maintain community infrastructure
- Provide opportunities for community organisations to leverage Council's assistance to obtain funding from other sources
- Provide opportunities for community organisations to assist Council to deliver on Council's strategic goals and identified key initiatives

Grants available

The Fraser Coast Regional Council Community Grants are targeted towards projects and one-off event funding.

Groups can apply for funding from \$500 to \$15,000 as cash.

- Maximum 2 applications per group per annum will be funded
- Maximum grant limit of \$15,000 per annum will be funded (amount is inclusive of the value of any in-kind services provided by any Council Department)

The following funding is available in 2024-25 financial year through the Community Grants Program:

- \$247,000 for projects and events to be spread over 4 rounds during the financial year with \$61,750 notionally allocated per round
- For each round Council will approve a limited number of grants at each funding level as shown in the table below

Building better communities together.



DOCS Ref: #5031867

Fraser Coast COMMUNITY GRANTS PROGRAM Guidelines



Applications will be assessed as part of a competitive process targeting maximum benefits to the wider community. Organisations that have not received Council funding in the last 12 months will be prioritised in one of the selection criteria.

If an applicant does not have access to a computer, Council libraries can provide access to a computer and the internet and some initial guidance to enable access to the application form.

Co-contribution is not a requirement for this grant program, however projects where the applicant is making a financial contribution will be highly regarded.

An unsuccessful application does not mean that the project or activity is not worthy of support.

Unsuccessful applications can be re-submitted in later Rounds.

Council's Grants Team can offer support to applicants to strengthen applications for re-submission.

Logistics

Proposed grant round dates.

Applications open at 12:01am on the opening date and close at 3:00pm on the closing date.

Round	Timing	Eligible Project Start and End Dates	Estimated Advice of Outcome
1 – 2024	Opens 22 July 2024 Closes 19 August 2024	Start 1 November 2024 End 1 May 2025	28 October 2024
2 – 2024	Opens 7 October 2024 Closes 4 November 2024	Start 18 December 2024 End 18 June 2025	16 December 2024
3 – 2025	Opens 20 January 2025 Closes 17 February 2025	Start 7 April 2025 End 7 October 2025	28 March 2025
4 – 2025	Opens 24 March 2025 Closes 21 April 2025	Start 9 June 2025 End 9 December 2025	30 May 2025

Applicants and grant projects must comply with the Fraser Coast Regional Council Community Grants Scheme Policy and the program guidelines.

Projects and activities are to be completed within six months of the approval date (unless a variation has been sought from and approved by Council).

'Request for Variation' forms are available for completion and lodgement online through the SmartyGrants applicant site. For assistance, please contact Council's Grants Team.

Any funds remaining unallocated from a round will be rolled into the subsequent round.

Assistance, Assessment and Approval Responsibilities

Building better communities together.



DOCS Ref: #5031867

Fraser Coast COMMUNITY GRANTS PROGRAM Guidelines



Council's Grants team is available to provide general advice and guidance to local groups when developing funding applications. It should be noted however that there is no capacity for Council Officers to write and submit applications on behalf of local groups.

Applications will be assessed for applicant and project eligibility by Council's Grants Team. Initial assessment of project suitability and organisational capacity to deliver will be undertaken by the Grants Coordinator.

Council's Community Development and Engagement Team will be consulted for input on project relevance to adopted Community Plans and existing work within individual communities or groups of communities across the region. Feedback from other Council Departments will be sought as appropriate.

Applications will be assessed by an Assessment Panel appointed for each round. The Panel will comprise a Councillor, Mayor/Deputy Mayor and CEO.

The panel will assess applications shortly after the grant round closes and make recommendations. Recommendations of the assessment panel will go to a full Council meeting for approval.

Subsequent rounds will open on the nominated date and after Council approval of the previous round.

Eligibility

Who can apply to Council's Community Grants Program?

Incorporated not-for-profit community organisations are eligible to apply for a Community Grant provided they meet the following criteria:

- The organisation:
 - Is based within the Fraser Coast local government area or is fully delivering a project within the Fraser Coast local government area;
 - Is a legal not-for-profit entity, complying with all incorporation requirements of the State and Commonwealth as at the closing date for the grant program;
 - Has appropriate insurances;
 - Has met all reporting and acquittal conditions for any previous Council grants;
 - Has no debt to Council outside standard trading terms or has entered into scheduled payment arrangements with Council that is being adhered to.

If a community group is not incorporated and wants to apply for a Grant, the group is able to do so provided that the application is auspiced and administered by an eligible incorporated not-for-profit community organisation that is willing and able to accept legal and financial responsibility for the grant.

Please contact Council's Grants Team for advice or assistance in identifying a suitable auspice organisation.

Who cannot apply to Council's Community Grants Program?

- Government agencies or departments of local, state or federal government; or
- Educational, religious, political, or medical organisations, where the application is for the

Building better communities together.



DOCS Ref: #5031867

Fraser Coast COMMUNITY GRANTS PROGRAM Guidelines



- organisation's core business. Benefit to the broader community outside the applicant organisation must be addressed in the application; or
- Commercial businesses and enterprises – (these types of organisations are eligible to apply for events grants only through this program); or
- Individuals; or
- Not for profit community organisations with a liquor-licensed supporters / associated club, gaming licence or that commercially trades seven days a week (these types of organisations are eligible to apply for events grants through this program); or
- Organisations who have not provided requested reporting or Outcome Reports as required by any Council-provided grant or sponsorship.

Council will not consider applications that:

- Are incomplete or applications that do not include all the required supporting documentation
- Are for retrospective funding for events or projects
- Do not support Council's Corporate Plan 2023-2028; www.frasercoast.qld.gov.au/corporate-plan
- Do not comply with the Community Grants Policy;
- Do not comply with any applicable legislative requirements;
- Are from organisations that have already received funding twice in the financial year through the Community Grants program; and/or
- Are for projects or activities that provide any ongoing financial or in-kind commitment for Fraser Coast Regional Council, unless agreed to by Council. (e.g. **ongoing and regular** maintenance of equipment, grounds works or structures located on Council Property)
- Are for fundraising activities where the profits are directed to one or more other local organisations
- Do not utilise local (Fraser Coast) businesses or services. Approval to use out-of-region suppliers must be sought before the time of application. Evidence to support this request must be provided.
- Have already received funding for the project through Council Sponsorship

Selection Criteria to be addressed by applicants

- Demonstrated community benefit from the planned activity or project
- Clear explanation of the Project need including how this need was identified
- Explanation of how the grant funds are to be spent and proportion that is local expenditure
- Contribution of the applicant organisation to the proposed Project or Event (including in-kind contributions)

Building better communities together.



DOCS Ref: #5031867

Fraser Coast COMMUNITY GRANTS PROGRAM Guidelines



- Recent funding History – priority will be given to organisations that have not received funding in the last 12 months through the Fraser Coast Community Grants Program

Application Requirements

All applications will require the following information:

- Incorporation Number; and
- ABN Number; and
- Latest Audited Financial Statement or Balance Sheet that is provided to Office of Fair Trading that shows organisational solvency; and
- Bank account verification (e.g. bank statement identifying bank account name and number); and
- Information on the project to be undertaken
Outline of project need and the community benefit from the project,
how the need was identified
expected outcomes of the project and how these will be measured; and
- For capital projects, evidence of building permissions required to complete the project if applicable. Evidence that no permissions are needed should also be provided; and
- Completion of a Budget Table; and
- In order to demonstrate value for money 2 quotes from different suppliers will be required for funding requested amounts of \$1,000 or more. 1 Quote required for funded requested amounts of under \$1,000. **Note:** If local suppliers are not used, a request to use non-local suppliers must be approved prior to application lodgement. Evidence of attempts to secure local suppliers must be included; and
- Land Owners Consent if applicable (includes leased properties); and
- Evidence of approval from Management Committee to lodge the Grant Application.
Grants applications under \$5,000 require a letter from organisation signed by 2 members of Committee.
Grants applications over \$5,000 require a copy of minutes of management committee meeting approving grant application or flying minute of executive approving application; and
- Details of how you will acknowledge Council support.

For all successful projects, the applicant organisation must:

- Enter into a Funding Agreement with Council for the approved project; and
- Provide an invoice to Council for the approved grant amount.

Building better communities together.



DOCS Ref: #5031867

Application Process

1. Council will publicise availability of its grants programs on Council's website and social media sites and by direct email to individuals/organisations listed on the Grants Distribution list.

Council will undertake ongoing engagement and capacity building with the community, assisting applicants to identify and develop projects.

2. Council's grant programs are based on-line and applications must be submitted through the SmartyGrants portal.

The application form can be previewed prior to commencement of the application, and a pdf file can be printed from the final (review) page once an application has been commenced.

The online form is the only method for submitting an application.

If an applicant does not have access to a computer, Council libraries can provide access to a computer and the internet and some initial guidance to enable access to the application form. If this process presents challenges for your Organisation please contact Council's Grants Team for advice.

Once an application is started, any number of people within the organisation can work on the application using the same login and password (only one person can be logged in at a time).

Council officers are available to provide advice to community organisations.

They can assist organisations to identify additional and/or alternative sources of funding relevant to their project or activity.

For help with the questions within the application form, assistance can be provided by Council's Grants Team and Community Development and Engagement Team.

Contact information is contained within the application form.

3. Quotes or qualified estimates for project costs must be submitted with the application.
4. When an application is submitted, the applicant will receive an email confirming lodgement and a copy of the submitted application for the organisation's records. If this email is not received, it means that the application was not successfully lodged. Please contact the Grants Team for advice.

Approval Process and Payments

1. Applications will initially be assessed by the Grants Officer to confirm organisational and project eligibility. If the grant round has not yet closed, and errors are identified, the Grants Officer will endeavour to work with the applicant to correct the application. Any amendments must be undertaken within the open application status of the Grant Application Round.

2. After the Grant Round closes, the Assessment Panel will undertake assessment of applications. The Assessment Panel makes recommendations for project grant funding.

In assessing the grants, the panel will:

- Ensure public monies are allocated in a fair and equitable way
- Ensure the best possible value for money

Panel recommendations will go to a Council Meeting to be approved by resolution.



Fraser Coast COMMUNITY GRANTS PROGRAM Guidelines



3. Following the Council meeting successful applicants will be notified by email and provided with a funding agreement for signing.
The agreement must be returned within 90 days of the 'advice of funding' to Council with a valid invoice from the applicant Organisation for the grant amount.
Failure to return within this time could result in cancellation of the offer of funding.

In some instances there may be specific Conditions of Funding that need to be met before payment can be made.
Where the application is auspiced, the invoice will need to be from the auspice organisation.
4. Unsuccessful applicants will be notified and will be provided an opportunity to seek feedback from Council's Grants Team on how they can strengthen future applications.

Grant Acquittal Requirements and Conditions

1. All successful applicants will be required to enter into a funding agreement with Council and acquit funds within the allocated timeframes.
Project Outcome reports (Acquittal) will be available to successful applicants online through the SmartyGrants portal.
All questions must be completed on the acquittal form and evidence supplied including:
 - receipts;
 - photographs of activities;
 - proof of Council acknowledgement (logo placement on flyers, advertisements, social media etc.)
2. Successful applicants will be required to actively and publicly acknowledge Council's support. The level of acknowledgement will be determined by the amount funded and will be outlined in the funding agreement.
3. All projects must be completed within six months of the Funding Agreement being executed.
4. Unspent grant funds must be returned to Council within 60 days of the project completion.
5. Changes must not be made to the approved project or activity without the prior agreement of Council. Council will endeavour to approve changes where the level of community benefit is maintained as per the application.
6. Any purchases associated with the project must be transacted with a Fraser Coast business where possible. Approval must be sought for the use of out of region contractors indicating reasons.

Building better communities together.



DOCS Ref: #5031867

Examples of eligible projects and activities

Facilities / Improvements – Undertaking necessary repairs / improvements to the applicant’s facilities.

Applicants applying for funding to undertake facility improvements must either:

- own the building and/or land; or
- have an instrument of tenure, demonstrated custom and practice (or a combination of both); and
- have written approval of the owner (lessor) to undertake the proposed facility improvements – this includes for any land/buildings leased by the applicant group from Council; and
- provide evidence of consultation of planning / building permissions needed.

Improvements might include:

- construction of demountable buildings, amenities blocks, playgrounds, sheds, lighting or storage facilities;
- internal and external building improvements
- upgrades or refurbishments to existing facilities
- fit-out costs required for occupation and use
- removable items requiring fixed footings (e.g. goal posts or shade structures)
- permanent fixtures to buildings including air conditioners, extensions, patios or decking, solar panel and system installation, solar battery storage, awnings
- grandstands or stadium seating
- fencing
- shade structures
- landscaping

Equipment – Purchase equipment that will be used by the applicant organisation in delivering services to its members and the broader community. This might include:

- Kitchen equipment (fridges, stoves, canteen equipment)
- Office equipment (photocopiers / scanners)
- Grounds maintenance equipment (mowers etc.)
- Sporting equipment

Events – event elements including:

- Marketing Costs -including advertising
- Hire of temporary infrastructure
- Road closure costs
- Programming elements that have lasting benefit to the community (workshops etc)

Building better communities together.



DOCS Ref: #5031867

Examples of in-eligible expenditure

- Core operational funding costs
- Repairs or maintenance to buildings or assets that form part of an Organisation's responsibilities in a lease agreement with Council
- Activities undertaken or committed to purchase before the organisation is notified in writing their application is successful
- Repayment of debts and loans
- Overseas travel costs
- Consumables including catering
- Funding for a staff or member social event
- Purchase of goods or services that benefit an individual or small, targeted group in the community;
- Purchase of Alcohol.
- Projects or activities that provide an ongoing financial or in-kind commitment for Fraser Coast Regional Council unless agreed to by Council. (e.g. **ongoing and regular** maintenance of equipment, grounds works or structures located on Council Property)
- Gifts or prizes in the form of cash, gift card or goods and services.
- Donations to and sponsorship of other groups
- Grant writer fees and associated costs are ineligible for funding. Associated costs include project management fees (including payment for managing the construction of facility improvements and/or the purchase of funded items)

2024-25 Community Grants Round 3 Assessment Panel Report

Applicant	Project Title	Project Rationale	Total Score /75	Total Project Cost	Total Requested	Recommended Funding
Yoorana Women's Domestic Violence and Resource Service Inc	Second Life Project (SLP)	The Second Life Project (Community Hub) is urgently needed to address the critical shortage of support resources and services for vulnerable and at-risk women and children on the Fraser Coast. Our region faces rising rates of DFV and homelessness, with many victim-survivors left without access to safe accommodation, counseling, or pathways to rebuild their lives. This need was identified through local service data and consultations with local services and community.	56	\$ 13,450.00	\$ 4,545.00	\$ 3,000.00
Maryborough Wide Bay & Burnett Historical Society Inc.	Archival Shelving for the MWBBHS Inc.	<p>A number of important historical items that have recently come into the care of the Historical Society need to be correctly stored for future preservation.</p> <p>Most significant of those is a near complete collection of the Maryborough Chronicle newspaper. Starting in 1860, it continued until it ceased as a printed edition, when known as the Fraser Coast Chronicle, in 2020. No copies of this newspaper are available online through Trove (National Library of Australia) after 1954. Protecting this collection will provide an amazing research tool for those looking into the people, businesses and events that shaped the Fraser Coast over 160 years.</p>	67	\$ 17,406.88	\$ 8,082.88	\$ 8,082.88

eDocs#5166015

Applicant	Project Title	Project Rationale	Total Score /75	Total Project Cost	Total Requested	Recommended Funding
Point Lookout Croquet Club Inc	Acquisition of Solar Panels	Our initiative aims to reduce electricity bills, lower greenhouse emissions, and prevent grid overload. By taking these steps, we can offer community facilities at lower fees. The reduced electricity costs will also enable us to install additional equipment and upgrade the facilities for more extensive community use.	47	\$ 7,840.00	\$ 7,760.00	\$ 5,000.00
Rotary Club of Hervey Bay City Inc	Fraser Coast Science and Engineering Challenge 2025	Our community needs more scientist, engineers and trades apprentices. This is particularly the case with Queensland Train Manufacturing Program at Torbanlea and so this event is designed to inspire students to take up STEM careers on Fraser Coast Typically this event has support from all levels of government , local civil engineering companies and 4 Rotary clubs. It's a great community collaboration and has been running for 18 years.	66	\$ 27,826.00	\$ 2,000.00	\$ 2,000.00

Applicant	Project Title	Project Rationale	Total Score /75	Total Project Cost	Total Requested	Recommended Funding
Maryborough City Progress Association Inc	Mary Movie Nights Grant - APRIL & SEPTEMBER	<p>Feedback from community questioning identified the need for low cost community events. We feel our Mary Movie Nights Project is on-point to deliver a fun and affordable entertainment option for the Maryborough community and surrounding townships.</p> <ul style="list-style-type: none"> - Provides a low cost entertainment option for community members - Affordable for all families - Promotes social inclusion and connectedness - Promotes Community spirit - All inclusive and accessibility for all - Non-digital opportunity to entertain youth (encourages positive mental health outcomes) - Ability to incorporate/collaborate with other community groups to deliver key objectives of MCPAI and other organisations in the community. 	61	\$ 7,182.29	\$ 2,775.73	\$ 2,775.73
Crime Stoppers Queensland Limited (Hervey Bay)	Crime Prevention Promotion	<p>Over the last couple of years we have witnessed a rising crime rate in the Hervey Bay/Maryborough region. This is very concerning with the increasing age population we have and prospective residents perception of our community. Anonymous reporting is one way community members can assist police and there is a need to make everyone in our community aware of the process of doing this. Reducing crime rate is a benefit to our whole community, residents, business and visitors.</p>	54	\$ 2,913.30	\$ 2,214.00	\$ 1,947.00

eDocs#5166015

Applicant	Project Title	Project Rationale	Total Score /75	Total Project Cost	Total Requested	Recommended Funding
Burrum District Garden Club Inc	Club laptop and presentation equipment	Laptop and equipment to assist the Burrum District Garden Club to continue to provide a supportive environment for people with an interest in gardening to meet, learn and share knowledge and experiences with others. The laptop will be used to for newsletters, reports, correspondence, emails and other general duties performed by the club executive. The projector and screen will assist members and guest speakers to provide valuable, entertaining and informative presentations for the benefit of the club. The club has over 50 members and continues to show membership growth each year. Members are primarily from Howard, Pacific Haven, Torbanlea and Burrum Heads, however membership is open to people from other regions.	58	\$ 2,415.00	\$ 2,415.00	\$ 1,286.00

Applicant	Project Title	Project Rationale	Total Score /75	Total Project Cost	Total Requested	Recommended Funding
Mungar Primary Parents and Citizens Association	150th Anniversary Celebration Event	<p>The 150th Anniversary Celebration project is a crucial event for posterity. Celebrations recognising milestones for Educational facilities have occurred for many decades. Mungar State School has hosted numerous events marking earlier time periods and it is imperative to continue these celebrations.</p> <p>This inclusive Event will opportune many benefits to the FCRC community. It will foster community engagement and social cohesion, promote local and historical knowledge and nurture generational pride. Local organisations and non-for-profit groups programmed for the Event stand to benefit through highlighted work and increased networking opportunities: revitalising enduring ties or forming new connections. It will also provide a forum for new community-driven initiatives. Subsequently, the Celebration will build a stronger more interconnected community ensuring our heritage continues.</p>	65	\$ 27,335.36	\$ 9,900.00	\$ 8,000.00

Applicant	Project Title	Project Rationale	Total Score /75	Total Project Cost	Total Requested	Recommended Funding
Boonooroo Progress Association Inc.	Solar Battery upgrade for Community Hall	The project is needed to improve our communities disaster resilience by providing a community refuge centre with functional amenities during power outages that are historically common during emergencies and natural disaster events in Boonooroo and Tuan. Solar battery and inverter upgrade will also increase the halls power efficiency and negate the need for a larger standby generator which is common at other halls in the region which require regular and ongoing servicing and maintenance.	58	\$ 14,999.00	\$ 14,999.00	\$ 10,000.00
Hervey Bay Women's Shed Inc.	Hervey Bay Womens Shed Inc	We have been operating since April 2024. We provide a welcoming, inclusive space where women of all backgrounds can come together to learn, share skills, and build confidence. When we deliver our workshops or our Connect & Create mornings, we survey attendees about how they enjoyed the workshops and if they feel they learnt something new. In the collected surveys 100% say that they learnt something new. The workshops contribute to women feeling connected with other women. and they will learn new skills to become more resilient and empowered in themselves. Beyond individual benefits, this project strengthens the wider community by fostering social inclusion and mental well-being. Women who attend our workshops develop friendships, gain confidence, and are more likely to participate in volunteer work.	52	\$ 31,437.40	\$ 5,155.00	\$ 2,000.00

eDocs#5166015

Applicant	Project Title	Project Rationale	Total Score /75	Total Project Cost	Total Requested	Recommended Funding
Maryborough West Football Club Inc	Replacement of field lighting	<p>The field lighting is below game standard. The lighting is aged and needs replacement with some lights not working and others working below standard. The lighting is aged and has been through multiple flooding events.</p> <p>The replacement of the lighting will result in the lighting poles being changed from timber to steel and the lighting being changed to LED lighting that is game standard. This will ensure better training facilities for club members as well as giving the club the opportunity to host home games given the improved facilities. Additionally the new lighting will be more energy efficient than the lighting that is currently present and will also run more cost effectively.</p>	64	\$ 220,000.00	\$ 15,000.00	\$ 15,000.00
			Totals	\$ 372,805.23	\$ 74,846.61	\$ 59,091.61

**FRASER COAST REGIONAL COUNCIL
ORDINARY MEETING NO. 3/25**

WEDNESDAY, 26 MARCH 2025

SUBJECT:	MCU24/0009; RAL24/0009 - MATERIAL CHANGE OF USE - SERVICE STATION & FOOD AND DRINK OUTLET; AND RECONFIGURING A LOT - ONE (1) LOT INTO TWO (2) LOTS - 82 BOUNDARY ROAD, URANGAN (LOT 13 RP 153688)
DIRECTORATE:	STRATEGY, COMMUNITY & DEVELOPMENT
RESPONSIBLE OFFICER:	DIRECTOR STRATEGY, COMMUNITY & DEVELOPMENT, Gerard Carlyon
AUTHOR:	SENIOR PLANNER, Tim Kitzelman
LINK TO CORPORATE PLAN:	Resilient and Environmentally Responsible Region. Plan for and provide community infrastructure to support growth, connectivity and livability.

1. APPLICATION SUMMARY

PROPOSAL:	Material Change Of Use - Service Station & Food and Drink Outlet; and Reconfiguring a Lot - One (1) Lot into Two (2) Lots
APPLICANT:	Possum Paradise Pty Ltd C/- Urban Planet Town Planning Consultants
COST OF PROPOSED DEVELOPMENT:	Not confirmed
SITE ADDRESS:	82 BOUNDARY ROAD URANGAN QLD 4655
LOT/PLAN:	Lot 13 RP 153688
SITE AREA:	1.0000 Hectares
LOCAL PLAN:	N/A
LOCAL PLAN PRECINCT:	N/A
ZONING:	Low density residential zone
ZONE PRECINCT:	N/A
OVERLAYS:	OM-001-ASS-Area 2-Land above 5m & below 20m AHD OM-003-Lighting Area Buffer 6km OM-003-Obstacle Limitation Surface Contour OM-003-Wildlife Hazard Buffer Zone OM-005-Bushfire hazard potential impact buffer OM-005-Bushfire prone area OM-008-Flood hazard area
CURRENT USE:	Commercial nursery/ landscape supplies
PROPERLY MADE DATE:	27 February 2024
REFERRAL AGENCIES:	N/A
PUBLIC SUBMISSIONS:	Total Submissions – 43 ‘properly made’ and 2 ‘not properly made’ including a petition with 46 signatures.

STATUS:	Decision period
SUMMARY:	<ul style="list-style-type: none"> • The site is currently occupied by ‘Possum Paradise Landscape Supplies’ and has historically included a food and drink outlet. • The proposal seeks to establish a small scale Service station (total GFA of 160.6m² including 96.5m² shop) and Food and drink outlet (total GFA of 186.3m² plus a 42.4m² alfresco dining area) on part of the site and maintain the commercial nursery on the balance area. • The proposed Food and drink outlet will have a drive through facility. • The second aspect of the proposal involves subdivision of the land to create one lot for the proposed new commercial uses with the existing ‘commercial nursery’ to continue operating from the ‘balance parcel’ (proposed Lot 2). • The Nursery was established under a Special Facilities Rezoning approval and despite the current Low density zoning, maintains lawful non conforming use rights which preserve commercial use rights on the land. • The site is in the Low density residential zone. The zone code provisions contemplate small scale commercial offerings within the zone where designed and located appropriately. However, the land uses ‘Service Station’ and ‘Food and drink outlet’ serve a wider population than generally envisaged and have potential amenity impacts beyond what is envisaged by the zone code’s provisions. • Despite conflict with some aspects of the Low density residential zone code, the proposal has planning merit with regard to the higher order provisions of the Planning Scheme including the Strategic Framework and, with due consideration to ‘first planning principles’ as part of a wholistic assessment as required by the <i>Planning Act 2016</i>. • As per the hierarchy of the Planning scheme, the Strategic framework prevails in the case of any inconsistency with the ‘lower order’ code provisions. • The provision of convenience fuel and food services along the highest order roads located on a future signalised intersection supports the efficiency and effectiveness of the overall transport network. In this regard, the recent completion of the ‘Boundary Road Extension Project’ and further planned upgrades along Boundary Road, Urraween Road and at the Boundary Road/Booral Road intersection affirms the Boundary Road – Urraween Road corridor as Hervey Bay’s second major east-west transport link. • There are currently no existing or approved Service stations on the Boundary Road – Urraween Road corridor and Convenience food options are limited to two corner stores. • Due to the location, site characteristics and design of the proposal, the proposed commercial uses would afford relatively good separation and buffering from surrounding residential uses. • Conditions of approval can be provided to ensure potential amenity, stormwater and traffic impacts are appropriately managed (as informed by various technical reports). • It is recommended the application be approved, subject to conditions.

3. OFFICER'S RECOMMENDATION

That Council:

1. Approve the application by Possum Paradise Pty Ltd C/- Urban Planet Town Planning Consultants for a Development Permit for Material Change Of Use - Service Station & Food and Drink Outlet; and Development Permit for Reconfiguring a Lot - One (1) Lot into Two (2) Lots on land described as Lot 13 RP 153688 situated at 82 Boundary Road, Urangan QLD 4655 be approved generally as detailed in the submitted application material, subject to development conditions.

DETAILS OF THE APPROVAL

Type of Decision: Approved in full with conditions
 Type of Approval: Development Permit - Material Change Of Use - Service Station & Food and Drink Outlet; and Development Permit - Reconfiguring a Lot - One (1) Lot into Two (2) Lots.

This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reconfiguring a lot under the <i>Land Title Act 1994</i>	Schedule 10, part 14, division 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VARIATION APPROVAL DETAILS

Not applicable.

APPROVED PLANS AND DOCUMENTS

The following plans/documents are Approved plans for the development:

Plan/Document No.	Rev.	Plan Name	Date
02-4	P11	Aerial Plan - Proposed, prepared by Adax Drafting Design Solutions	5 August 2024
02-5	P11	Site Plan, prepared by Adax Drafting Design Solutions	5 August 2024
03-1	P11	Floor Plan – Service Station, prepared by Adax Drafting Design Solutions	5 August 2024
03-2	P11	Floor Plan – Food Outlet, prepared by Adax Drafting Design Solutions	5 August 2024

04-1	P11	Elevations – Service Station, prepared by Adax Drafting Design Solutions	5 August 2024
04-2	P11	Elevations – Food Outlet, prepared by Adax Drafting Design Solutions	5 August 2024

CONDITIONS OF APPROVAL

MATERIAL CHANGE OF USE – SERVICE STATION AND FOOD & DRINK OUTLET

CONDITIONS OF APPROVAL	Condition Timing
Administrative	
1. Carry out the development in accordance with the Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
2. Carry out the development in accordance with the approved plans and documents as endorsed unless otherwise varied by a development condition or otherwise approved in writing by the Assessment Manager.	At all times
3. Meet the costs of all works associated with this development including any necessary alteration or relocation of services, provision of upgrading of roadworks to accommodate all vehicular access works together with all public utility mains and/or installations.	At all times
Operational Works	
4. Submit an Operational Works application to Council detailing all civil engineering site works, earthworks, roadworks, sewer and water main construction, stormwater management and drainage works within and external to the site and any other works as required by conditions of this approval. The design of these works must be approved by Council before any works commence on the site. All such works are to be completed to Council's satisfaction prior to the commencement of the approved use. All final designs must be designed, supervised and certified by a Registered Professional Engineer of Queensland (RPEQ).	Prior to commencing any Operational Work on-site
5. All works associated with this development must be accepted by Council as being 'on maintenance' or 'practically complete' prior to the commencement of use unless approved otherwise by Assessment Manager. Contact Council to arrange a final inspection of the works immediately upon completion of the works associated with this approval.	Prior to the commencement of use
6. Lodge a General Performance Bond with Council in accordance with Planning Scheme Policy for Development Works SC6.3, (PSP SC6.3) (minimum \$10,000.00) prior to the commencement of any building or operational works associated with this development. The bond (less any deductions) will be refunded when: <ul style="list-style-type: none"> a. Works to revert to Council have been accepted 'On Maintenance'; and 	Prior to commencing any construction work on-site

<p>b. All building and operational works on the site have been completed and a Final Certificate (if applicable) has been issued by Council.</p> <p>If required, the bond must cover the cost of any remedial action undertaken by Council to:</p> <p>Ensure compliance with the conditions of the development permit;</p> <ol style="list-style-type: none"> a. Control dust, smoke or noise nuisance emanating from a development site; b. Clean silt from downstream waterways or stormwater drains that has resulted from erosion attributed to the development works; c. Repair upstream or downstream erosion attributed to the development works; d. Rectify damage to adjacent private property or common fencing; and e. Repair damage to any Council infrastructure. <p>If substantial compliance problems are experienced in any stage of the development, the bond amount may be increased by Council to reflect the conditions of the site. The increased bond must be paid prior to commencement of any subsequent stage.</p>	
Landscaping and Fencing	
<p>7. Submit to Council for approval, detailed Landscape Plans, generally in accordance with the approved plans and including the following details:</p> <ol style="list-style-type: none"> (a) The areas set aside for landscaping as noted as 'Landscape Buffer Planting' on the approved Site Plan. This is to include landscape buffers for the full length of proposed Lot 1's site boundaries except where interrupted by driveway/s, pedestrian pathways or the refuse enclosure. The buffer/s are to comprise a mixture of trees, ground covers and shrubs; (b) A plan and schedule of all proposed trees, shrubs and ground covers which identifies: <ol style="list-style-type: none"> a. the location and size at maturity of all plants; b. the botanical names of all plants; c. low maintenance planting that incorporate at least 70% local endemic species in accordance with the Fraser Coast Planting Guide which forms part of SC6.3 Planning scheme policy for development works; (c) Clear delineation of garden areas and the details of any design treatments; (d) The location of all areas to be covered by turf or other surface material including paving and surface treatment details; (e) Identification of important spot levels and/or contours. The levels of trees to be retained must be provided in relation to the finished levels of the proposed buildings. In addition, the heights and levels of retaining structures must be indicated on the plan; (f) Details of all fencing proposed within the development. The fencing provided is to include: <ul style="list-style-type: none"> • Acoustic attenuation fencing (as conditioned in this approval); 	<p>Prior to the lodgement of Building Works</p>

<ul style="list-style-type: none"> • 2m high solid screen fencing along the length of the proposed Lot 1 and proposed Lot 2 common property boundaries; and • screening of waste storage areas; <p>(g) Details of all retaining walls proposed within the development, including materials and treatments to be provided to ensure a high level of amenity is maintained;</p> <p>(h) Inclusion of a fully-reticulated watering system;</p> <p>(i) Incorporation of Crime Prevention through Environmental Design (CPTED) principles;</p> <p>(j) Incorporation of Water Sensitive Urban Design (WSUD) principles in accordance with Council's Water Sensitive Urban Design Guidelines October 2011 to ensure appropriate uptake of nutrients and minimise water consumption;</p> <p>(k) Measures to ensure that the planted trees will be retained and managed to allow growth of the trees to mature size;</p> <p>(l) The location of proposed services including stormwater pits and pipes, sewerage and water lines and electricity lines for comparison with plant locations;</p> <p>(m) Horticultural specification to successfully establish and ensure a quality landscape product such as imported soil quality, staking and planting techniques of advanced stock, reference to Australian Standards where applicable, fertiliser type and application, turf-laying detail, garden bed preparation techniques, minimum soil depths, plant quality details and proposed maintenance regime for establishment (usually 3 months); and</p> <p>(n) Hardscape details proposed including hard edging specification, raised planter construction details, paving types and details, external and internal fencing types and heights and key spot levels.</p> <p>The submitted plan(s) must be in accordance with Council's Minimum Documentation Standards and provided to the Assessment Manager. When endorsed by the Assessment Manager, such plans will form part of the approved plans under this development approval.</p>	
<p>8. Complete landscaping and fencing on-site in accordance with the approved landscaping plans and properly maintain the landscaping for the development in a manner that ensures healthy, sustained, and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.</p>	<p>Prior to the commencement of use and maintained at all times.</p>
<p>Building Appearance</p>	
<p>9. Submit final detailed plans to the Assessment Manager for approval that are generally in accordance with the approved plans and include the following design detail:</p> <p>(a) Final elevational plans for the proposed 'Service Station' and 'Food and Drink Outlet' buildings including detail of architectural features, materials, colours and finishes that demonstrate a visually interesting and aesthetically pleasing presentation.</p> <p>(b) Final floor plan/s for the 'Food and Drink Outlet' building.</p>	<p>Prior to the lodgement of Building Works</p>

The submitted plans must be in accordance with Council's Minimum Documentation Standards and provided to the Assessment Manager. When endorsed by the Assessment Manager, such plans will form part of the approved plans under this development approval.	
10. The approved building(s) must be constructed such that it incorporates the external design features as shown on the Approved Plans and/or subsequent Assessment Manager endorsed detailed design drawings, with no inclusions or future alterations being made without approval in writing by the Assessment Manager.	At all times
11. Ensure that all materials and finishes selected are easily maintained and do not readily stain, discolour or deteriorate.	At all times
12. Any security screens on the premises consist of grille or translucent screens and not solid shutters, screens or roller-doors.	At all times
13. All mechanical plant such as refrigeration equipment, air-conditioning equipment etc., mechanical exhaust ventilation equipment must be suitably located and installed in acoustically attenuating housings/behind acoustically attenuating screenings to prevent causing an unlawful environmental nuisance. Mechanical plant must also visually integrated into the design and finish of the building, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.	At all times
14. No part of the site is to be used for outdoor storage of materials unless specified on the Approved Plans or the conditions of this development approval.	At all times
15. Building materials utilised in the development and hard surfaces used in landscape or streetscape works are not highly reflective, not likely to create glare, and not slippery or otherwise hazardous.	At all times
Hours of Operation	
16. Hours of operation for the 'Service Station' and 'Food and Drink Outlet' are to occur only between the hours of 6:00am to 8:00pm (Monday to Sunday), including waste collection, fuel tanker access/refuelling and delivery vehicle access and associated loading and unloading.	At all times
Waste Collection and Management	
17. Maintain and operate an adequate waste disposal service, including the maintenance of refuse bins, so as to not cause any nuisance, to the satisfaction of Council and in accordance with Council's Waste Services Policy.	At all times
18. All waste storage receptacles must be stored within a suitable waste receptacle storage area on-site. The waste receptacle storage area must: <ul style="list-style-type: none"> (a) be of a suitable size to adequately contain all waste receptacles maintained on-site; and (b) be suitably screened for visual amenity; and (c) be constructed and located on an imperviously paved area that is bunded and drained to sewer; and (d) be provided with a hose cock and hose in the vicinity of the paved area to allow for on-site cleaning of waste receptacles. 	At all times
19. All internal surfaces of waste receptacles must be cleaned and	At all times

sanitised on a regular basis to prevent the build-up of visible matter. Alternatively, an arrangement is to be made with a service provider to remove and replace soiled receptacles on a regular basis to prevent the build-up of visible matter.	
20. All contaminated water generated from on-site activities must be suitably captured, contained and disposed of.	At all times
Noise	
<p>21. All noise mitigation measures recommended in the Noise Impact Assessment Report prepared by ATP Consulting Engineers (November 2024) must be implemented. This is to include provision of a 2.0m high acoustic barrier which must be constructed as follows:</p> <ul style="list-style-type: none"> • The RL of the top of the acoustic barrier is minimum 2.0m above the RL of the vehicle forecourt. • Must be free of any gaps on the surface and at the base (except for drainage). • Must be constructed of a material with minimum surface density of 12.5kg/m², such as overlapped timber palings with minimum thickness of 20mm, concrete blockwork, brick, autoclaved aerated concrete, or minimum 9mm thick compressed fibre cement sheeting. • Must be of a durable construction. 	Prior to the commencement of use and maintained at all times
22. Drive-through speaker devices are to be suitably located, directed and set at a volume that allows for adequate audibility for customers without causing an unlawful noise nuisance.	At all times
23. All mechanical plant such as refrigeration, air-conditioning and mechanical exhaust ventilation equipment must be suitably located and installed in acoustically attenuating housings/behind acoustically attenuating screenings to prevent causing an unlawful environmental nuisance.	At all times
24. Noise emissions from the premises shall not cause environmental harm or environmental nuisance as outlined within most current <i>Environmental Protection (Noise) Policy</i> . When requested by the administering authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the administering authority.	At all times
Lighting	
25. All outdoor lighting installed and operated at the premises must comply with <i>Australian Standard 4282-2019 'The Control of the Obtrusive Effects of Outdoor Lighting'</i> . Where an authorised person (<i>Environmental Protection Act 1994</i>) believes that light spillage is causing nuisance, the person responsible for lighting shall provide an assessment report undertaken by an approved organisation or lighting professional and in accordance with the recommended procedure detailed in AS4282-2019.	At all times
26. Lighting used to illuminate any areas of the premises must be angled or shaded so that light or glare does not directly illuminate any nearby premises or roadways in such a manner as to contribute to environmental nuisance in accordance with the requirements of the <i>Environmental Protection Act 1994</i> .	At all times

Air Quality	
27. The release of noxious or offensive odours or any other noxious, offensive, or visible airborne contaminants resulting from the use, including dust, smoke, fumes and aerosols, does not cause an unlawful environmental nuisance, as defined under the <i>Environmental Protection Act 1994</i> . Council may request the approval holder to engage the services of an independent, suitably qualified and experienced consultant to undertake an air impact assessment should a complaint be received, and an authorised officer is of the reasonable opinion that an assessment is required to determine compliance with the <i>Environmental Protection (Air) Policy 2019</i> .	At all times
Construction Management	
28. Submit to Council as part of an Operational Works application, a Construction and Environmental Management Plan (CEMP) for the development prepared in accordance with the Planning Scheme Policy for Development Works SC6.3.	Prior to the approval of Operational Works
29. Design the development with the possibility of encountering acid sulphate soils. In this regard, the Developer must ensure that all works are in accordance with the State Planning Policy 2017 and Council's Planning Scheme Policy SC6.4.2 – <i>Acid sulfate soils (ASS) investigation and management plan</i> .	Prior to, or during construction of the development
30. Dust and other emissions, such as ash, fumes, light, or odour from the building work is to be confined on site and all reasonable steps are to be taken to prevent a release to neighbouring properties. In any instance, air emissions must not exceed the limits stated in the <i>Environmental Protection (Air) Policy 2008</i> .	During all phases of construction
31. The placing of building materials or the carrying out of building operations (inclusive of waste management) on the Road Reserve (inclusive of Council's footpaths and natural drains) is prohibited unless approval is obtained from Council.	During all phases of construction
32. Contain all litter building waste, and sediments on the building site by the use of a skip and any other reasonable means during construction to prevent release to a neighbouring properties or roads.	During all phases of construction
33. Dispose of construction and demolition waste only at an approved waste disposal facility. It is an offence to dispose of waste in other than an approved site. The burning of construction or demolition waste is not permitted.	During all phases of construction
34. Unless otherwise approved in writing by Council, works are not to be undertaken: (i) on a Sunday or public holiday, at any time; or (ii) on a business day or Saturday, before 6.30am or after 6.30pm.	During all phases of construction
Erosion & Sediment Control	
35. Submit to Council as part of an Operational Works application, a Site-Specific Erosion and Sediment Control Plan. This Plan must be designed in accordance with the Planning Scheme Policy for Development Works (SC6.3), the International Erosion Control Association's (Australasia) Best Practice Erosion and Sediment Control Guidelines (Last Edition). The ESC Plan is to include the following	As part of the Operational Works application

<p>activities:</p> <ol style="list-style-type: none"> a. Establishment to site; b. Clear and strip; c. Earthworks; and d. Completion of all works. 	
Dust Management	
<p>36. Submit to Council as part of an Operational Works application, a Dust Management Plan. The Dust Management Plan must include the following details.</p> <ol style="list-style-type: none"> a. Methods proposed for dust suppression treatment. b. Proposed frequency for dust suppression treatment. <p><i>Advice Note: Water in extreme conditions is not an acceptable solution and further treatment measures such as chemical dust treatment and stop work procedure must be included in the dust management strategy.</i></p>	As part of the Operational Works application
Earthworks	
<p>37. Submit to Council as part of an Operational Works application, a bulk earthworks plan of the development showing the finished surface levels for the entire development. All earthworks are to be constructed in accordance with the Australian Standard AS 3798-2007 - Guidelines on Earthworks for Commercial and Residential Developments. The earthworks plan must demonstrate the following.</p> <ol style="list-style-type: none"> a. Staging arrangements. b. Drainage discharge arrangements. c. Site fill extents. d. Total earthworks balance, including the volume of cut to fill within the site. e. The import and export of material balance. <p>Details of the source of external fill imported to the site (where known) and the proposed transport route.</p>	As part of the Operational Works application
<p>38. All batters and/or retaining structures, associated with cutting and filling, must be wholly located within private property and within the lot they serve.</p>	As part of the Operational Works application and maintained at all times
Retaining Walls	
<p>39. Submit to Council as part of an Operational Works application, a design of all proposed retaining walls and associated fences in accordance with Planning Scheme Policy SC6.3 (Development works); also, a certification from a Registered Professional Engineer Queensland (RPEQ) confirming that all retaining structures have been designed in accordance with the Australian Standard AS 3798-2007 and Australian Standard AS 4678-2002 – Earth-Retaining Structures is to be included.</p> <p>Retaining walls are to include subsoil drainage systems to be connected to internal stormwater pits to reach a lawful point of discharge, rather than external properties or the atmosphere.</p>	As part of the Operational Works application

Stormwater Management & Water Quality	
40. Submit to Council as part of an Operational Works application, a Site Specific Stormwater Management Plan (SSSMP) for review and approval. The SSSMP must generally be in accordance with the documentation provided by Engineering Solutions Qld – Dated 5 December 2024 – Their Ref: FC-21-020 and the <i>Concept Stormwater Drainage Layout Drawing Z-008-1 & Long Section Drawing Z-008-2 – Dated 5/12/2024</i> (Docs #5122841).	As part of the Operational Works application
41. All stormwater discharge from the site will be required to be piped to the south within the Seniorita Parade road reserve and discharge to the existing open drainage reserve (Lot 85 RP 172638) located between No. 34 and No. 38 Seniorita Parade. The existing culvert road crossing and headwalls in Seniorita Parade may require upgrading. <i>Advice Note: The designs of stormwater drainage systems must be undertaken and/or supervised and duly certified by a Registered Professional Engineer of Queensland (RPEQ).</i>	As part of the Operational Works application
42. The stormwater drainage system for the development must not make material changes to the pre-development location, duration, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves. <i>Advice Note: In the event that a material change to the pre-development stormwater flow will occur, the developer must produce evidence to Council's satisfaction of a legal right as to the method for stormwater discharge over the downstream land including road reserves.</i>	At all times
43. The stormwater drainage system must not result in restrictions to existing or developed stormwater flows from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development, as set out in PSP SC6.3 <i>Planning Scheme Policy for Development Works</i> .	At all times
44. Any stormwater works associated with the development must not cause the following. a. Adverse effects external to the subject site arising from any increase in velocity, volume and/or redirection of flow. b. An increase in the duration of inundation outside the site where such increased inundation could cause loss or damage.	At all times
45. Design and construct all stormwater management structures, including underground pipes, open drains, bio-retention systems, and detention basins in accordance with a design approved by Council. The design must comply with Council's policies and the Queensland Urban Drainage Manual as adopted by Council. The legal point of discharge for the site is the existing open drainage reserve (Lot 85 RP 172638) located between No. 34 and No. 38 Seniorita Parade.	At all times
46. Design and construct all water quality control systems (WSUD) to treat the stormwater runoff from the development in accordance with Council's Planning Scheme Policy Section SC6.3.2.2 Stormwater Quality. Ensure that all stormwater runoff from the site is treated	At all times

<p>within the site boundaries prior to release at the legal point of discharge. The design of the stormwater system must incorporate Water Sensitive Urban Design (WSUD) techniques in accordance with Council's Water Sensitive Urban Design Guidelines, October 2011.</p> <p><i>Advice Note: All water quality treatment devices installed as a result of this development is private infrastructure and must be maintained by the owner in perpetuity.</i></p>	
Roadworks	
<p>47. Submit to Council as part of the Operational Works application, details of remedial measures at the intersection, including pavement widening, kerb re-alignment, and line marking, generally in accordance with the <i>Proposed Conceptual Layout with Line Markings – Prepared by ESQ – Dated 07.08.2024</i> (Council Ref #5111014), to allow the swept path of a 19 metre semi-trailer.</p>	<p>As part of the Operational Works application</p>
<p>48. Submit to Council as part of the Operational Works application, details of frontage works for the subject site along Seniorita Parade and Boundary Road, generally in accordance with Council's <i>Boundary Road Upgrade (Robert Street to Booral Road) – Option 2C, Sheet 2 of 3, dated February 2025</i>. Frontage works are to include the following.</p> <p><u>Boundary Road Frontage</u></p> <ol style="list-style-type: none"> Kerb & channel along the southern side of Boundary Road. Concrete footpath 2.5 metres wide along the southern side of Boundary Road. Verge reinstatement along the southern side of Boundary Road. <p><u>Seniorita Parade Frontage</u></p> <ol style="list-style-type: none"> Kerb & channel along the Seniorita Parade leg of the intersection. Pavement works for the Seniorita Parade leg of the intersection, in accordance with an Urban Residential Minor Collector. Linemarking within the Seniorita Parade leg of the intersection. Concrete footpath 1.3 metres wide along the eastern side of Seniorita Parade, generally in accordance with the <i>Site Plan – Job # 24009 - Drawing No. 02-5 – Rev. P11 – prepared by ADAX Drafting – dated 05/08/2024</i>. Verge reinstatement in the road reserve as required. <p>Advice Note: <i>In lieu of undertaking the frontage works, Council will accept a contribution based on the value of the works required by this condition. A contractor's estimate of the value of the works is to be submitted to Council for review in conjunction with the operational works development application. The contribution is to be paid prior to the approval of the plan of subdivision for the development.</i></p>	<p>As part of the Operational Works application</p>
Vehicular Access	
<p>49. Submit to Council as part of the Operational Works application and prior to the commencement of works on-site, details of two access driveways to proposed Lot 1, minimum 6m wide Type B sealed vehicular cross overs from the edge of the road pavement on Seniorita Parade to the property boundary generally in accordance with <i>Drawing No. 02-5 – Proposed Service Station & Food Outlet - Site Plan – Rev (P11) – Dated 05.08.2024, prepared by Adax Drafting Design</i></p>	<p>To be constructed prior to the acceptance of practically complete or on-maintenance</p>

<p><i>Solutions</i> and in accordance with the Planning Scheme.</p> <p>Access driveways shall be constructed in accordance with <i>Standard Drawing FC-230-02 'Commercial Driveway Crossing – Heavy Duty Slab'</i> and the Planning Scheme Policy for Development Works SC6.3.</p>	
50. The driveways must operate as one way in and one way out and must be clearly marked as such.	At all times
51. Remove all disused or redundant vehicle crossings and reinstate kerb and channel and footpaths as required.	Prior to the acceptance of practically complete or on-maintenance
52. All stripped areas within Council's road reserve must be rehabilitated with seed, hydro-mulch or turfing. Turfing is required for all flow paths disturbed by works.	Prior to the acceptance of practically complete or on-maintenance
Carparking	
<p>53. Submit to Council as part of the Operational Works application, details of on-site parking and servicing arrangements including the following:</p> <p><u>Service Station</u></p> <p>a) Provide a minimum of five (5) permanently marked car parking spaces including one (1) disabled space in accordance with AS/NZS 2890.1:2004 <i>Parking Facilities Part 1: Off Street Car Parking</i> and AS 2890.6:2022 <i>Parking Facilities Part 6: Off Street Parking for People with Disabilities</i>.</p> <p>b) Provide a minimum of six (6) bicycle spaces in accordance with AS 2890.3:2015 <i>Parking Facilities Part 3: Bicycle Parking Facilities</i>.</p> <p>c) Provision of manoeuvring areas to accommodate refuelling on-site by one (1) 19m long articulated vehicle (AV).</p> <p><u>Food and Drink Outlet</u></p> <p>a) Provide a minimum of eleven (11) permanently marked car parking spaces including one (1) disabled space in accordance with AS/NZS 2890.1:2004 <i>Parking Facilities Part 1: Off Street Car Parking</i> and AS 2890.6:2022 <i>Parking Facilities Part 6: Off Street Parking for People with Disabilities</i>.</p> <p>b) Provide a minimum of four (4) bicycle spaces in accordance with AS 2890.3:2015 <i>Parking Facilities Part 3: Bicycle Parking Facilities</i>.</p> <p>c) Provide one (1) service vehicle (SRV) parking space.</p>	Detail to be provided as part of the Operational Works application
54. Carry out all service vehicles loading and unloading within the premises.	At all times
55. Design, construct, seal, and line mark all car parking spaces, associated access aisles and driveways to the dimensions detailed in Council's Planning Scheme Policies and <i>Australian Standard AS 2890.1</i>	Prior to the commencement of use
56. Provide manoeuvring areas to ensure that vehicles enter and exit the property in a forward direction only, generally in accordance with <i>The Traffic Impact Assessment Turnpath Layouts – Prepared by ESQ Engineering Solutions – Dated 18 November 2024 – Project FC-21-020</i> .	Prior to the commencement of use

57. Provide a sealed surface treatment over the full extent of the driveways and internal vehicle manoeuvring areas in accordance with the Planning Scheme Policy for Development Works SC6.3.	Prior to the commencement of use
58. Install appropriate signage to direct vehicles to customer car parking spaces within the development site and ensure that parking and access areas are kept available for these purposes at all times.	Prior to the commencement of use and maintained at all times
Property Damage & Council Infrastructure	
59. Any existing Council infrastructure (including but not limited to, services, kerb, concrete structures, pits, channels, pavement, footpath, RCP, RCBC, etc.) damaged due to the proposed works is to be rectified or replaced at the applicant's expense. The applicant must notify the Council Development Engineering Unit of the affected infrastructure immediately. If damage occurs and is not replaced by the client/contractor, Council has the right to undertake the works and charge the landowner accordingly.	Prior to the commencement of use
Location of Services and Structures	
60. Ensure that all utility service connections to the development are wholly contained within each allotment. Where necessary, remove or relocate all services and structures as required to ensure that they are not contained within any other allotment unless ownership rights have been granted by way of an easement.	Prior to the commencement of use
Water Supply	
61. The development must be connected to the reticulated water supply in accordance with SC6.3 – Planning Scheme Policy for Development Works. <i>Advice Note: The minimum flow and pressure requirements for private fire systems mandated by Building Codes Queensland generally exceed the design and operational capacity of Wide Bay Water's network. Wide Bay Water does not guarantee minimum flows or pressures for private fire systems. Wide Bay Water recommends that designers use WBW minimum level of service for the design of private fire systems.</i>	Prior to the commencement of use
62. All new connections to the existing water mains must be undertaken by Council at the Developer's cost.	At all times
Sewerage	
63. Prior to the commencement of use and prior to the sealing of any survey plans, the development must be connected to Council's sewerage reticulation system in accordance with SC6.3 – Planning Scheme Policy for Development Works.	Prior to the commencement of use
64. All connections to the Council maintained sewer must be undertaken by Council at the developer's cost.	At all times
Telecommunications	
65. Ensure that a telecommunications connection will be available to suitably service the development under standard tariff conditions and	Prior to the commencement of

without further capital contributions. These services are to be positioned wholly within the allotment which they are to serve. Provide a Telecommunications Infrastructure Provisioning letter as evidence of such an agreement to Council prior to the commencement of the use.	use
Electricity	
66. Ensure the development is suitably serviced with a reticulated power connection and supply under standard tariff conditions. The developer is to demonstrate that a suitable connection is available to the proposed development prior to the commencement of use.	Prior to the commencement of use

RECONFIGURING A LOT - ONE (1) LOT INTO TWO (2) LOTS

CONDITIONS OF APPROVAL	Condition Timing
Administrative	
67. Carry out the development in accordance with the Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
68. Carry out the development in accordance with the approved plans unless otherwise approved in writing by the Assessment Manager.	At all times
69. Meet the costs of all works associated with this development including any necessary alteration or relocation of services, provision of upgrading of roadworks to accommodate all vehicular access works together with all public utility mains and/or installations.	At all times
70. Pay any outstanding rates and charges due to Council. <i>Note: please contact Council's Property Rating Department at rates@frasercoast.qld.gov.au and Development Department at development@frasercoast.qld.gov.au prior to payment to confirm any outstanding rates and charges amounts.</i>	Prior to a request for Council to approve the plan of subdivision
71. Submit to Council, a plan identifying the locations of all buildings, services, structures, water bodies/dams, effluent disposal areas and other improvements on the land in relation to the proposed new and existing boundaries and the distances there from. The plan must contain the following certification duly completed by the surveyor:- <i>"I..... being a cadastral surveyor hereby certify as follows:-</i> <i>(a) The information contained in this plan is accurate at the time of survey and may be relied on by Council.</i> <i>(b) The distances from the proposed new boundaries of all buildings and structures shown hereon generally conform to the boundary clearance requirements for side and rear boundaries as specified the Building Act 1975 and Council's Planning Scheme.</i> <i>(c) All services to the existing dwelling from the reticulation mains are contained wholly within the subject lot.</i>	As part of a request for Council to approve the plan of subdivision

..... (Signature)"	
72. Submit a Subdivision Plan Compliance Report and supporting documentation to Council demonstrating compliance with each condition of this approval.	As part of a request for Council to approve the plan of subdivision
73. All new lot boundaries must be set out and surveyed by a Cadastral Surveyor and identified by pegs marked with lot numbers as identified on the approved plan.	Prior to a request for Council to approve the plan of subdivision
Practical Completion	
74. All works associated with this development must be accepted by Council as being 'On-Maintenance' or 'Practically Complete' unless approved otherwise by Assessment Manager.	Prior to a request for Council to approve the plan of subdivision
75. Contact Council to arrange a final inspection of the works upon completion of the works associated with this approval. An invitation must be issued to relevant Council Officers to attend the Practical Completion inspection no less than seven (7) days' notice prior to the requested inspection date, unless agreed otherwise by Council's delegated officer.	Upon completion of works and prior to a request for Council to approve the plan of subdivision
Property Damage & Council Infrastructure	
76. Any existing Council infrastructure (including but not limited to, services, concrete structures, pits, channels, pavement, RCP's, RCBC's, etc.) damaged due to the proposed works is to be rectified or replaced at the applicant's expense. The applicant must notify Council Development Engineering Unit immediately of the affected infrastructure. If damage occurs and is not replaced by the client/contractor, Council has the right to undertake the works and charge the landowner accordingly.	Prior to a request for Council to approve the plan of subdivision
Stormwater Management	
77. Design the stormwater drainage such that no restriction to existing or developed stormwater flow from upstream properties or ponding of stormwater within upstream properties occurs as a result of the development, as set out in PSP SC6.3 <i>Planning Scheme Policy for Development Works</i> .	At all times
Location of Services and Structures	
78. Relocate all services and structures as required to ensure that they are not contained within any other allotment unless ownership rights have been granted by way of an easement. Ensure that all utility service connections to the development are wholly contained within each allotment unless protected by appropriate easements.	Prior to a request for Council to approve the plan of subdivision
Water Supply	
79. The existing internal water supply must be relocated where required	Prior to a request for Council to approve the

to be wholly within the lot being serviced.	plan of subdivision
Sewerage	
<p>80. Construct a reticulated sewerage system to service proposed Lot 1 in accordance with the Planning Scheme Policy for Development Works SC6.3.</p> <p><i>Advice Note: Prior to construction of the sewer, an Operation Works application along with detailed engineering drawings must be submitted to and approved by Council.</i></p>	Prior to a request for Council to approve the plan of subdivision in accordance with Operational Works approval.
Telecommunications	
<p>81. Enter into an agreement with a licensed telecommunication provider to ensure that a telecommunication connection will be available to each proposed allotment under standard tariff conditions and without further capital contributions. These services are to be positioned wholly within the allotment which they are to serve. Provide a Telecommunications Infrastructure Provisioning letter as evidence of such an agreement to Council.</p>	Prior to a request for Council to approve the plan of subdivision
Electricity	
<p>82. Each lot of this approval is to be provided with an underground reticulated power connection and supply under standard tariff conditions.</p> <p>In this regard, the developer is to enter into an agreement with an approved electricity provider, prior to issuance of a Compliance Certificate for the subdivision plan, to ensure that electricity will be available to each allotment under standard tariff conditions and without further capital contributions. Evidence of such an agreement must be:</p> <ol style="list-style-type: none"> 1. Provision of a Certificate of Supply, or 2. Provision of a Certificate of Acceptance, or 3. Provision of a Negotiated Connection Establishment Contract, and evidence of the following; <ol style="list-style-type: none"> i. substantial commencement of the internal electrical work, and ii. evidence of contract with electrical contractor; and iii. evidence of the ability to fund the contract value of the electrical works. 	Prior to a request for Council to approve the plan of subdivision

Advice Notes

1. *This approval relates to Material Change of Use and Reconfiguring a Lot development requiring approval under the Planning Act 2016 only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Fraser Coast Council website (www.frasercoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.*

2. *This development is subject to Infrastructure Charges. Please refer to the accompanying Adopted Infrastructure Charges Notice.*
3. *Ensure any assessable works associated with this development permit only commence once a related Operational Work or Building Works approval permit has been granted.*
4. *Obtain an Operational Works approval for all signs and advertising devices associated with the development that do not comply with the 'accepted subject to requirements' criteria of the Fraser Coast Planning Scheme 2014.*
5. *Prior to the approval of the subdivision plan:*
 - (i) *All water supply and sewerage works must be completed and connected to Council's network;*
 - (ii) *All stormwater drainage works must be completed;*
 - (iii) *Electricity and street lighting must be connected;*
 - (iv) *As-constructed information of the completed works must be submitted to Council;*
 - (v) *All required works within the proposed lots must be completed;*
 - (vi) *All earthworks within private property and open space areas must be completed and revegetation commenced;*
 - (vii) *An 'On Maintenance' inspection must be undertaken;*
 - (viii) *A works program detailing all outstanding works and their programmed completion dates must be submitted to Council. All works are required to be completed within 6 weeks from the approval date of the subdivision plan;*
 - (ix) *Any outstanding works must be secured by a bond in accordance with section 6.3.13.5 of Planning Scheme Policy for Development Works SC6.3*
6. *The approval holder or persons responsible for the construction and fit-out of any food premises must apply for a food business licence with Council's Environmental Health Section and obtain approval to commence the construction and fit-out of the food establishment prior to undertaking any works.*
7. *Council's approval of the design does not grant approval to enter private property or private easements to undertake works.*
8. *Council accepts no responsibility for the accuracy of the survey information, the design or any information or detail contained in the approved drawings and specifications. The approval is issued with reliance upon the Engineer's certification and that any aspect of the design not specified by Council policy has been undertaken with due professional diligence to accepted industry standards.*
9. *Council, if it considers that the maintenance obligations are not being met may undertake any works necessary, if the developer fails to rectify the fault within 14 days of notice given by Council for routine items; or 24 hours' notice in an emergency situation, to ensure compliance under this development permit. Council may also recover costs from any maintenance or security bonds held for this development. The developer must also be responsible for any additional costs incurred by Council in undertaking these obligations.*
10. *Council encourages early contact by customers and clients prior to the preparation and lodgement of Development Applications. Should you wish to take the opportunity to receive pre-design and pre-lodgement advice for an application, please contact Council's Planning and Growth department to make an appointment.*
11. *This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that 'A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.' Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural*

heritage. Further information on cultural heritage can be obtained from the Department of Aboriginal and Torres Strait Islander Partnerships.

3. ATTACHMENTS

1. Planning Report [↓](#)
2. Locality Plan [↓](#)
3. Approved Plans [↓](#)

1. APPLICATION DETAILS

1.1. Proposal

The subject application seeks a Development Permit for a Material change of use for ‘Service station’ and ‘Food and drink outlet’; and a Development Permit for Reconfiguring a Lot - One (1) Lot into Two (2) Lots on the site at 82 Boundary Road, Urangan which is formally described as Lot 13 RP 153688. The site is currently occupied by ‘Possum Paradise Landscape Supplies’.

The Reconfiguring a Lot component of the proposal seeks to subdivide the site into 2 allotments. Proposed ‘Lot 1’ would be located on the corner of Boundary Road and Seniorita Parade and would accommodate the proposed ‘Service station’ and ‘Food and drink outlet’ components. Proposed ‘Lot 2’ would be a balance parcel which would accommodate various aspects associated with the existing ‘Possum Paradise Landscape Supplies’ nursery and landscape supplies business on-site.

The proposed lots are summarised as per the following table:

Lot:	Area:	Road Frontage:	Proposed Use
Lot 1	2,871m ²	53m to Boundary Road; 62m to Seniorita Parade	Proposed Service station and Food and drink outlet
Lot 2 (Balance lot)	7,128m ²	53m to Boundary Road; 25m to Seniorita Parade	Commercial nursery/ landscaping supplies (existing)



Figure 1. Proposed Lot 1 in context of existing use of site

March 2025

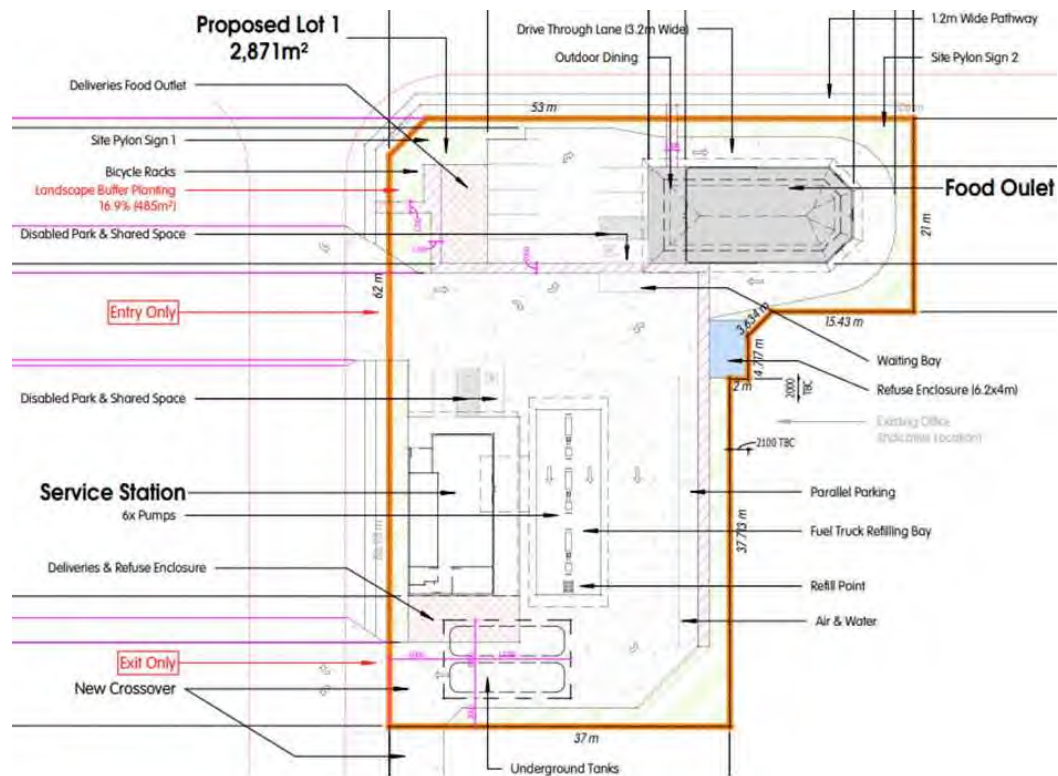


Figure 2. Proposed Service station and Food and drink outlet (proposed Lot 1):

The proposed Service station component involves a single storey building with a total GFA of 160.6m² providing a shop component (96.5m²), public and staff toilets, staff office, storage and utilities. The fuel-up forecourt area provides 3 double sided fuel dispensers (6 pumps total) under a canopy. The proposed building would reach an overall height of 5.6m (to top of the canopy). The building is to have a 2m setback to the Senorita Parade frontage with the fuel-up forecourt located to the rear.

The proposed Food and drink outlet component is to be located in the northern part of 'proposed Lot 1' fronting Boundary Road. It involves a single storey building and drive through facility (single lane). The building is to have a total GFA of 186.3m² which includes dining area, kitchen, toilets, staff office and storage. There is also to be a 42.4m² alfresco dining area. The building is to provide a 5.2m setback to the Boundary Road frontage to the outer wall (approximately 4.4m to outer eave).

The application has not specified proposed hours of operation for either land use.

Access to Service station and Food and drink outlet is proposed to be from Senorita Parade only. No entry or exit would be provided to/from boundary Road. One way traffic flow though the site is proposed with entry at the northern point on Senorita Parade and exit at the southern point on Senorita Parade. There are to be 16 car parking spaces provided (including 2 person with disability spaces) which are to be shared between the uses.

March 2025

Access/egress for Lot 2 and the existing landscape supplies business is to be maintained from the existing crossover to/from Seniorita Parade which is located in the south-western corner of the site.

The proposal is to benefit from all urban services, including electricity, telecommunications, reticulated water and sewerage.

Stormwater runoff is to be captured within Lot 1 and is proposed to be piped southward within the Seniorita Parade road reserve and discharged to the existing open drainage reserve 'Lot 85 RP 172638' (approximately 300m to the south). No changes are proposed to the existing stormwater regime for Lot 2 (the balance parcel).

Refer Attachment 2 – Proposal plans.

1.2. Site details

The subject site is located on the corner of Boundary Road and Seniorita Parade in Urangan and is currently occupied by 'Possum Paradise Landscape Supplies'.

The site is roughly rectangular in shape with an area of 1.0 hectares. It has frontage to Boundary Road to the north of approximately 106m and frontage to Seniorita Parade to the west of approximately 87m. Boundary Road is a bitumen 'Traffic Distributor' road with roadside swale drainage and no kerb and channel for much of the site's frontage. Seniorita Parade is a bitumen 'Minor Collector' road with kerb and channel along the site's frontage. The kerb and channel ends at the site's southern boundary and the remainder of Seniorita Parade typically has roadside swale drainage.

'Possum Paradise Landscape Supplies' has operated from the site since the early 1990's and includes a caretaker's residence. The site is improved by various buildings and structures associated with the use as well as storage yards for landscape supplies and machinery. Access is gained via an existing driveway crossover in the south-western part of the site.

While much of the site is void of significant vegetation, there are some established trees present, particularly in the north-western corner. The trees are of both native and exotic species.

The subject land has gentle fall in a south-easterly direction from approximately 20m AHD to around 16m AHD over a distance of approximately 140m (corner to corner). As such, stormwater on-site flows in a generally south-easterly direction towards a small dam which is located in the south-eastern corner.

The character of the surrounding area has been in transitional phase for much of the last decade with relatively large 'lifestyle lots' (generally around 1 hectare) gradually being replaced by smaller urban style lots. However, difficulties in connecting to reticulated sewerage and drainage constraints in some parts of the wider locality have resulted in infill development occurring in a sporadic manner. The site is bound by Boundary Road to the north, beyond which the land is primarily occupied by fully serviced urban lots generally around 500m² to 700m² in area. To the immediate east of the site there are several lots of around 1 hectare with frontage to Boundary Road. These lots are not connected to reticulated sewerage. The area to the south and west of the site is less uniform with a mix of smaller, fully serviced lots generally between 500m² to 1500m², interspersed with some larger lots of around 3,000m² to 1 hectare that are generally unsewered. Larger unsewered lots become more prevalent further to the south, south-east and south-west.

March 2025



Figure 3. Subject site and immediate surrounds

Refer Attachment 1 – Locality map.

1.3. Site history/ Previous approvals

The site is currently occupied by 'Possum Paradise Landscape Supplies'. The existing 'commercial nursery' operates under a rezoning approval granted by the former Hervey Bay City Council on 24 October 1990 which was an application to rezone the land from the Rural "B" zone to the Special Facilities – Commercial Nursery zone for the purposes of conducting a commercial nursery with a caretaker's residence. This rezoning was subsequently gazetted on 6 July 1991.

Modifications to the rezoning approval were granted by Council on 28 October 1992, resulting in the inclusion of an additional condition relating to the sale of garages and storage sheds on the property and an amendment to the approved plans. On the 27 January 1993 an amendment to the approved plans was approved, relocating the caretaker's residence on site.

A Development Permit was issued 14 November 2000 for a Material Change of Use for Food Services relating to the café use which previously operated from the site but has since discontinued.

On 14 October 2010, a Negotiated decision notice was issued which granted a Development Permit was issued for Material Change of Use for an 'Outdoor sales premises' to allow for the sale of pools, bricks and pavers from the site which was to coincide with the continuation of the commercial nursery operations.

March 2025

2. ASSESSMENT

2.1. Framework for Assessment

Pursuant to table 5.5.1 of the *Fraser Coast Planning Scheme 2014* the proposal is subject to Impact Assessment.

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following categorising instruments may contain assessment benchmarks applicable to development applications:

- the *Planning Regulation 2017*;
- the planning scheme for the local government area;
- any temporary local planning instrument; and
- any variation approval.

Of these, the planning instruments relevant to this application are discussed in this report. It is noted that Council has not adopted any temporary local planning instruments.

2.2. Assessment Benchmarks pertaining to the *Planning Act 2016* and *Planning Regulation 2017*

Planning Act 2016

Section 45 of *Planning Act 2016* identifies what must be considered as part of an assessment of an impact assessable application which includes provisions for having regard to ‘any other relevant matter’ as follows;

- (5) *An impact assessment is an assessment that—*
- (a) *must be carried out—*
- (i) *against the assessment benchmarks in a categorising instrument for the development; and*
- (ii) *having regard to any matters prescribed by regulation for this subparagraph; and*
- (b) *may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.*

Examples of another relevant matter—

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

Consideration to S45(5) of the *Planning Act 2016* is provided within section 3 of this report.

Planning Regulation 2017

Sections 26(3), 30(2) and 32 of the *Planning Regulation 2017* identify the following assessment benchmarks as applicable to this application:

- Wide Bay Burnett Regional Plan
- State Planning Policy
- Local Government Infrastructure Plan (LGIP)

Wide Bay Burnett Regional Plan

March 2025

As per sections 26, 30 and 32 of the Planning Regulation 2017, the application must be assessed against the assessment benchmarks stated in the Wide Bay Burnett Regional Plan, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme.

The Planning Scheme does not appropriately reflect the Wide Bay Burnett Regional Plan in relation to the recently introduced 'Dark Sky Area' provisions. The purpose of the 'Dark sky area code' is to ensure that development in the Dark sky area does not adversely impact on sea turtle and shorebird activity including their breeding, feeding or resting activities. This is to be achieved by avoiding artificial lighting that is visible from the beach or ocean or which contributes to sky glow within the Dark sky area.

The subject site is located approximately 2km from the beach and ocean. As such, lighting from the proposal would not be visible from the beach or ocean. The proposal is consistent with the type of development anticipated within an urban setting and is not of a scale or intensity that would have any meaningful impact on sky glow in the locality.

State Planning Policy

As per sections 26, 30 and 32 of the Planning Regulation 2017, the application must be assessed against the assessment benchmarks stated in the State Planning Policy (SPP), part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme.

For the purposes of the subject application, the SPP provisions are appropriately integrated in the Planning Scheme except for the integration of the water quality state interest. Council's Development Engineering section have reviewed the subject application, including the submitted stormwater management documentation which formed part of the common material, and have advised that the proposal would suitably satisfy the SPP requirements subject to conditions with further design detail to be provided at Operational works stage.

Local Government Infrastructure Plan

As per sections 26 and 30 of the Planning Regulation 2017, the application must be assessed against the assessment benchmarks stated in Council's Local Government Infrastructure Plan (LGIP).

The LGIP identifies a Boundary Road upgrade (RC009) and a district pathway along the road (PW78) as being subject to trunk infrastructure works. In this regard, the 'Robert Street to Booral Road' Boundary Road corridor upgrade is in Council's current 10 year capital works program. The proposed works encompass upgrades to the Boundary Road/ Senorita Parade intersection which includes installation of traffic lights. Council's Infrastructure services section have advised that detailed design is currently underway and will take approximately 12 to 18 months to complete.

The subject site is within both the reticulated water supply area and sewerage service areas. The proposed development can connect to both networks subject to the infrastructure augmentation works outlined in the application.

Infrastructure Charges are to be levied for all networks in accordance with the current Adopted Infrastructure Charges Resolution – March 2022.

March 2025

2.3. Assessment Benchmarks pertaining to the planning scheme

The applicable planning scheme for the application is the Fraser Coast Planning Scheme 2014 (version 11). The following sections relate to the provisions of the planning scheme.

Planning Scheme:	Fraser Coast Planning Scheme 2014 (version 11)
Strategic Framework Land Use Category:	Urban
Local Plan:	Not applicable
Local Plan precinct:	Not applicable
Zone:	Low density residential zone
Zone Precinct:	Not applicable
Overlays:	OM-001-ASS-Area 2-Land above 5m & below 20m AHD OM-003-Lighting Area Buffer 6km OM-003-Obstacle Limitation Surface Contour OM-003-Wildlife Hazard Buffer Zone OM-005-Bushfire hazard potential impact buffer OM-005-Bushfire prone area OM-008-Flood hazard area
Assessment Benchmarks:	<ul style="list-style-type: none"> • Strategic Framework • Low density residential zone code • Service station code • Business uses code • Reconfiguring a lot code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Acid sulfate soils overlay code • Biodiversity areas, waterways and wetlands overlay code • Coastal protection overlay code

Strategic Framework

The Strategic Framework considers the following matters:

- Settlement pattern;
- Economic resources and development;
- Community wellbeing;
- Infrastructure and services;
- Access and mobility;
- Natural environment and landscape character.

The application has been assessed against each of the matters above. The pertinent issues arising out of assessment against the Strategic Framework are discussed below.

Note: The *Fraser Coast Planning Scheme 2014* (FCPS) was prepared under the Queensland Planning Provisions (QPP). Under the QPP, the Planning scheme provides for a hierarchy of assessment criteria, with the Strategic framework prevailing over all other parts of the Planning scheme to the extent of any inconsistency with lower order zone, use, or overlay codes. This means that conflicts with lower order Planning scheme provisions do not necessarily require the refusal of a development application where the Strategic framework provides appropriate support to overcome any conflicts with lower order Planning scheme provisions.

March 2025

Part 3.3 Settlement Pattern Theme

Strategic outcomes relevant to the proposed development (3.3.1):

- a. *The pattern of settlement reinforces and protects the planned role and function of the centres hierarchy within the Fraser Coast.*
- b. *Urban areas are compact with clearly defined boundaries that encourage strong neighbourhoods and provide attractive places for residents to enjoy whilst optimising the efficient delivery and use of infrastructure and services.*
- ...
- f. *Adequate buffers are provided between incompatible land uses to protect resources, existing uses and the amenity of residents.*
- ...

Specific outcomes relevant to the proposed development:

3.3.2.1 - Compact and consolidated urban form

- ...
- b. *Urban development contributes to the form and structure of areas to achieve the following:-*
 - i. *an effective and efficient transport network that supports access, mobility and connectedness;*
 - ii. *increased use of public and active transport modes;*
- ...
- c. *Infill development:-*
 - i. *is compatible with and sympathetic to the amenity and character of its setting;*
- ...
- d. *Development occurs in an orderly and efficient manner that provides for the logical and cost-effective extension of infrastructure networks to service new development.*

3.3.2.4 - Hierarchy of centres

The Fraser Coast region is characterised by a range of vibrant and diverse coastal and rural towns and villages which are serviced by the two major regional population centres of Hervey Bay and Maryborough. There is a hierarchy of centres established within the Fraser Coast, with services and facilities provided at a scale commensurate with the role and function of each centre.

3.3.2.6 - Incompatible land uses

Appropriate buffering and separation between incompatible land uses is provided to avoid or minimise land use conflicts and to protect the health, wellbeing, amenity and safety of the community.

- a. *The interface between land uses is effectively managed to:-*
 - ii. *protect sensitive uses from incompatible land uses; and*
 - iii. *maintain the long term viability of existing land uses from encroachment by incompatible uses.*
- b. *New land uses which are incompatible with existing sensitive uses are located and managed to protect the health, wellbeing, amenity and safety of the community from the potential adverse impacts of air, noise and odour emissions and hazardous materials.*

March 2025

- c. *Adequate buffers and separation distances are established and maintained between urban development, agricultural land class A and B and other incompatible land uses.*
 ...
 e. *Major infrastructure is protected from urban encroachment and other incompatible land uses to ensure its continued operation and viability.*

Part 3.5 Community Wellbeing Theme

Strategic outcomes relevant to the proposed development (3.5.1):

- 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.*
 ...
 f. *The planning and design of new neighbourhoods incorporates crime prevention techniques and emphasises community safety.*

Specific outcomes relevant to the proposed development:

3.5.2.1 - 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.

- 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.*
- ...
 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.*
 ...
 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.*
 ...

Part 3.7 Access and Mobility Theme

Strategic outcomes relevant to the proposed development (3.7.1):

March 2025

a. All cities, towns, townships and communities and major employment and activity centres of the Fraser Coast will be connected by a safe and efficient integrated transport system that maximises opportunities for public transport and active transport modes.

...

b. Residents of the Fraser Coast and visitors to the region have access to a safe, connected walk and cycle network to encourage an active lifestyle, reduce dependency on private vehicles and meet accessibility needs.

Specific outcomes relevant to the proposed development:

The provision of an efficient and well-integrated transport system to service the Fraser Coast is essential to community well-being and economic prosperity. The provision of an integrated transport system promotes more sustainable transport modes, including public transport and active transport.

a. Development is consistent with and contributes to the establishment of the preferred settlement pattern for the Fraser Coast through an integrated transport network and hierarchy which supports the long term transport needs of the Fraser Coast and provides a wide range of viable transport options for communities to enable the efficient, safe and convenient movement of people, goods and services.

...

Response to Strategic Framework (strategic and specific outcomes)

Assessment comments: 'Effective and efficient transport network' and Active transport

The provision of convenience fuel and food services along the highest order roads supports the efficiency and effectiveness of the overall transport network. Placing services and facilities in strategic locations on routes where traffic is already travelling reduces unnecessary trips and reduces the distance/time of travel required and therefore helps to relieve traffic pressure on the road network more generally. As such the proposal aligns with one of the key aims of the 'Boundary Road Extension Project' which was to help relieve traffic pressures on Boat Harbour Drive.

This is a key consideration in the 'planning merit' argument in favour of the proposed development given the elevated importance of the Boundary Road – Urraween Road corridor within the road hierarchy due to recent completion of the 'Boundary Road Extension Project' and planned upgrades associated with the Booral Road/ Boundary Road intersection. Boundary Road/ Urraween Road were already 'higher order' roads within the road hierarchy but these projects firmly establish these roads as Hervey Bay's second major east-west transport corridor.

Some notable facts relating to the Boundary Road – Urraween Road corridor include:

- The \$32 million 'Boundary Road Extension Project' was completed in August 2024 providing the missing link between Boundary Road/Denmans Camp Road and Kawungan Way to a 'Traffic Distributor' standard.
- Preliminary works are currently underway on the \$27 million Booral Road and Boundary Road intersection upgrade (co-funded by the State Government and Council).
- The corridor caters for traffic en route to Hervey Bay Hospital and the wider medical precinct and provides the most direct route between the airport and the medical precinct.

March 2025

- The corridor caters for traffic in route to numerous landuse activities including: Urangan State High School, Sandy Straits State School, Star of the Sea Primary School, Kawungan State School, Bayside Christian College and St James Lutheran College.
- TAFE Queensland Hervey Bay campus is serviced by the corridor.
- There are further planned upgrades along the length of the Boundary Road - Urraween Road corridor which involve further widening to 4 lanes and various intersection upgrades.
- Immediately fronting the subject site, the proposed 'Robert Street to Booral Road' Boundary Road corridor upgrade is in Council's current 10 year capital works program. The proposed works encompass upgrades to the Boundary Road/ Seniorita Parade intersection which includes installation of traffic lights. Detailed design is currently underway and will take approximately 12 to 18 months to complete.

There are currently no existing or approved Service stations on the Boundary Road – Urraween Road corridor. Convenience food options are limited to the 'Boundary Oasis Takeaway & General Store' (corner Boundary Road/ Hughes Road) and the 'FoodWorks' corner store (Kawungan). There are also very few sites along the entire Boundary Road – Urraween Road corridor that could feasibly accommodate a Service Station due to associated servicing (particularly AV sized fuel tankers) and buffering requirements due to potential amenity impacts that are generally associated with the use. As further infill development occurs along the Boundary Road – Urraween Road corridor it will become increasingly difficult to accommodate the land use. However, demand for convenience fuel and food services will continue to grow with increasing traffic volumes stemming from population growth, road upgrades and infill development.

Further to the above, Boundary Road is destined to become a key pedestrian and active transport corridor. However, relatively recent infill development to the immediate west and north of the site are orientated away from Boundary Road with rear fencing presenting to the road (refer figures 6-8). This trend of new development 'turning it's back' to Boundary Road is expected to continue as traffic volumes increase and residential amenity deteriorates on sites fronting the road. By contrast, the subject development would provide activation and passive surveillance to the road thus enhancing the streetscape and promoting use of Boundary Road as a pedestrian and active transport corridor. Specifically, the proposal promotes the Crime Prevention Through Environmental Design (CPTED) principles of 'activation', 'surveillance', and 'ownership' which can help people to feel safe in their environment and encourage them to more readily utilise pedestrian/ active transport corridors (refer 'Crime Prevention Through Environmental Design - Guidelines for Queensland' prepared by the State of Queensland (Queensland Police Service), 2021)

Assessment comments: 'Health, amenity and safety of the community'

The land uses 'Service Station' and 'Food and drink outlet' are generally associated with having potential impacts on amenity, particularly in relation to noise nuisance, lighting nuisance, odour and emissions. In this instance, however, the proposed commercial uses would afford relatively good separation and buffering from surrounding residential uses. Boundary Road provides a substantial buffer between the subject site and the closest dwellings to the north with the road reserve being 40m wide. Proposed Lot 2, which is to continue operating as a nursery/ landscape supplies business, wraps around Lot 1 providing a buffer to the south and east. The closest dwellings to the proposed commercial uses are located on the opposite side of Seniorita Parade which is a 20m wide road corridor. The Service station has been designed to provide additional separation and buffering to these dwellings. Rather than having the fuel-up forecourt fronting the road, as is often the case, the Service Station has been designed so that the fuel pumps are located to the rear with the building providing a large physical buffer between the pumps and the

March 2025

dwelling. As illustrated in figure 4 below the Service station design allows for maximum separation between the pumps and the closest residential dwellings with a separation distance of almost 50m be achieved to the closest dwellings to the west. There is also to be a 2m high acoustic fence provided along the western boundary for additional buffering as illustrated below in figure 5 below.



Figure 4. 50m radius from location of proposed fuel pumps

March 2025

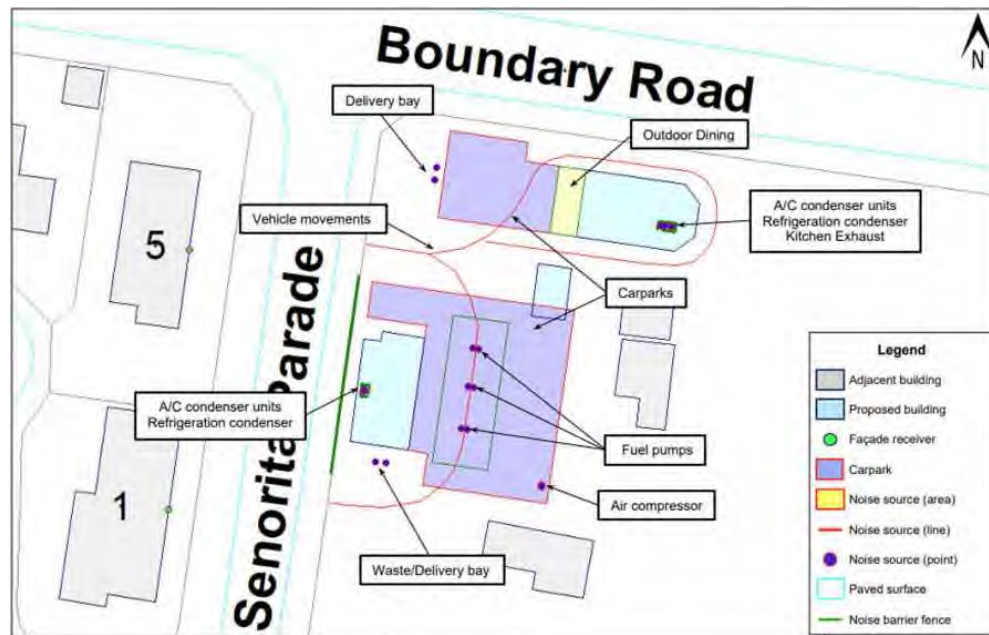


Figure 5. Noise sources and proposed acoustic fence

(Source: Noise Impact Assessment Report (page 16) by ATP Consulting Engineers, dated November 2024)

Further to the above, conditions of approval have been provided to further mitigate potential amenity impacts on surrounding residences. These include limiting the hours of operation to cease at 8:00pm (Monday to Sunday) and conditions in relation to noise attenuation, lighting and air quality to ensure no nuisance to surrounding residents in accordance with the *Environmental Protection Act 1994*. The development has also been conditioned to ensure no unreasonable loss of amenity for neighbouring properties during the construction phase.

Assessment comments: Residential character

The character of the surrounding area has been in transitional phase for much of the last decade with relatively large 'lifestyle lots' (generally around 1 hectare) gradually being replaced by smaller urban style lots. Relatively recent infill development to the immediate west and north of the site has been orientated away from Boundary Road with rear fencing presenting to the road. This trend of new development 'turning it's back' to Boundary Road is expected to continue as traffic volumes increase and residential amenity deteriorates on sites fronting the road. By contrast, the subject development would provide activation and passive surveillance to the road thus enhancing the streetscape and promoting use of Boundary Road as a pedestrian and active transport corridor.

Also, the streetscape character of Senorita Parade at its northern end, in the vicinity of the subject site, is vastly different that further to the south/ south-west. The residential uses on the opposite side of Senorita Parade from the subject site are orientated towards Bluebonnet Court with rear fencing facing Senorita Parade and the subject site.

On balance, it is not considered that the proposal would significantly detract from the existing streetscape, local character or visual amenity in the locality.

March 2025



Figure 6. View from Corner of Boundary Road/ Bradman Way looking south-west towards corner of Boundary Road/ Senorita Parade



Figure 7. View of western side of Senorita Parade (opposite subject site to west)

March 2025



Figure 8. View of corner of Boundary Road/ Bradman Way (opposite subject site to north)

Assessment comments: Function of the centres hierarchy

The proposal is not of a nature, scale or intensity that would detract from the Fraser Coast hierarchy of centres. The proposal comprises of just a single, small scale Food and drink outlet tenancy coupled with a small scale Service Station. The proposal lacks the range and mix of land uses associated with a centre (refer to Table 9.3.1.3.11- Fraser Coast Hierarchy of Centres). Also, in those instances where located within a centre, both land uses are of a nature that they provide a subservient and ancillary function in that context (they are not 'higher order' employment or activity generators). In this instance, the primary demand for both land uses is anticipated to come from traffic utilising Boundary Road rather than servicing a specific population catchment.

Assessment Benchmarks – Planning Scheme Codes

The application has been found to conflict with one or more elements of the applicable codes of the Planning scheme, particularly some provisions of the Low density residential zone code. Despite this conflict, as discussed elsewhere in this report, the proposal has planning merit with regard to the higher order provisions of the Planning Scheme including the Strategic Framework, and with due consideration to 'first planning principles' as part of a wholistic assessment as required by the Planning Act 2016 for an 'Impact assessable' application.

The pertinent issues arising out of the assessment against the Planning Scheme codes are discussed below:

Overlay code - Acid sulfate soils

The overlay mapping identifies the site as potentially being susceptible to acid sulfate soils. Specifically it is identified as being within 'Area 2' which relates to land at an elevation between 5m AHD and 20m AHD.

The purpose of the acid sulfate soils overlay code is to ensure that the generation or release of acid and associated contaminants from acid sulfate soils does not have adverse effects on the natural environment, built environment, infrastructure or human health. This is achieved by not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, extracting

March 2025

groundwater or filling land, or treating and, if required, undertaking ongoing management of any disturbed acid sulfate soils.

Earthworks including excavation will be required to facilitate the proposal. Standard conditions in relation to construction management measures has been recommended including specifically relating to undertaking works where there is a possibility of encountering acid sulphate soils. Further detailed assessment would be undertaken with related future Operational works applications. Subject to the imposition of conditions, the development and associated works will comply with the code requirements.

Overlay code - Airport and aviation facilities

Pursuant to Table 5.10.1 'Assessment benchmarks for overlays', this overlay code does not become an assessment benchmark for the subject application.

Overlay code - Bushfire hazard overlay

The overlay mapping identifies the site as being within a 'bushfire hazard potential impact buffer' and 'bushfire prone area' as shown below.



Figure 4. Extract from Bushfire hazard overlay mapping

The mapping indicates that the primary source of bushfire threat comes from the land to the west which is mapped as being a 'Medium bushfire hazard area'. On review of the mapped hazard it is evident that the mapping is out of date and not reflective of events 'on the ground'. The locality is an area in transition, previously being characterised by predominantly large lots with considerable vegetation coverage to now having considerably more smaller house lots and significantly fewer trees. Of note, the overlay mapping shows 'Medium bushfire hazard area' in the vicinity of Bluebonnet Court to the west of the site even though the relatively stand of trees that previously occupied that land no longer exists. As such, the risk associated with the bushfire hazard is lower than the mapping indicates with the reduction in vegetation on newly created residential lots now providing a buffer between the subject site and the source of the threat. Senorita Parade, with a 20m wide road reserve, also forms part of the aforementioned buffer.

The site fronts Boundary Road, which is a 'higher order' road, thus facilitating ready access for emergency services should it be necessary.

March 2025

The development will also be serviced by reticulated water for fire fighting purposes.

For the reasons discussed above, subject to conditions of approval, the proposal would achieve the intent of the Bushfire hazard overlay code.

Overlay code - Flood hazard overlay

The subject site has a small area of mapped flood hazard as shown below. The mapped hazard consists of only shallow overland sheet flow leading into the existing dam that is located in the south-western corner of the site. The mapped hazard area is entirely contained within proposed Lot 2 on which operations associated with the existing nursery are proposed to continue. Proposed Lot 1 which is to accommodate the proposed Service station and Food and drink outlet is entirely unaffected. As such the mapped hazard has no bearing on the subject proposal.



Figure 5. Extract from Flood hazard overlay mapping

Zone Code - Low density residential zone

The purpose of the Low density residential zone is to provide for “a variety of low density dwelling types, including dwelling houses” (1a) and “community uses, and small-scale services, facilities and infrastructure, to support local residents” (1b). The Overall outcomes (OO’s) further explain the nature of non-residential uses that are contemplated within the zone. OO2b provides for “limited non-residential developments that cater for the day to day needs of local residents occurs where that development does not have a significant adverse impact on the prevailing residential character, amenity, or surrounding residents”. Performance outcome 3 provides for clarification as follows:

Performance Outcome PO3

Development may provide for limited non-residential uses including community uses, emergency services, sales offices, and shops (limited to corner stores) which:-

- (a) directly support the day to day needs of the immediate residential community;*
- (b) are of a small-scale and low intensity;*
- (c) are compatible with the local residential character and amenity of the area;*
- (d) wherever possible, are co-located with other non-residential uses in the zone; and*

March 2025

(e) are accessible to the population they serve and are located on the major road network rather than local residential streets.

With reference to OO2(b) and PO3(a) it is acknowledged that the proposed 'Service Station' and 'Food and drink outlet' would serve a wider population than just "the immediate residential community" with the primary demand anticipated to come from traffic utilising Boundary Road.

Nevertheless, other than (a), the proposal aligns reasonably well with the other elements of PO3:

- (b) - The proposed commercial activities are of a small scale, with both uses providing a single storey built form and modest GFA.
- (c) - The proposed land uses are not without potential amenity impacts. However, as discussed in the following paragraphs below, the subject site is well suited to accommodating the proposed land uses while ensuring surrounding residential uses maintain a reasonably high level of residential amenity. In terms of residential character, the site is already occupied by an existing commercial use and the existing residential uses on the opposite side of both Senorita Parade and Boundary Road are orientated towards other streets with rear fencing facing the subject site (refer figures 6, 7 and 8 which provide site photos).
- (d) - The proposed commercial uses are to be co-located with other non-residential uses in the zone. Specifically, the site is occupied by an existing nursery/landscape supplies ('Possum Paradise Landscape Supplies') which currently occupies the site and which is to continue operating on proposed Lot 2. Also, a café (defined as 'Food and drink outlet' under the current Planning Scheme), previously operated from the site for several years.
- (e) - The site immediately adjoins Boundary Road which is currently a higher order road that will become even more significant within the road network hierarchy as planned upgrades progress.

OO2(c) requires that "development incorporates a high level of residential amenity, personal health and safety and protection for property".

PO4 further stipulates that "*Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.*"

The proposed 'Service Station' and 'Food and drink outlet' would afford relatively good separation and buffering from surrounding residential uses. Boundary Road provides a substantial buffer between the subject site and the closest dwellings to the north with the road reserve being 40m wide. Proposed Lot 2, which is to continue operating as a nursery/ landscape supplies business, wraps around Lot 1 providing a buffer to the south and east. The closest dwellings to the proposed commercial uses are located on the opposite side of Senorita Parade which is a 20m wide road corridor. The Service station has been designed to provide additional separation and buffering to these dwellings. Rather than having the fuel-up forecourt fronting the road, as is often the case, the Service Station has been designed so that the fuel pumps are located to the rear with the building providing a large physical buffer between the pumps and the dwellings. As illustrated in figure 4 the Service station design allows for maximum separation between the pumps and the closest residential dwellings with a separation distance of almost 50m to be achieved to the closest dwellings to the west. There is also to be a 2m high acoustic fence provided along the western boundary for additional buffering as illustrated in figure 5.

March 2025

Further to the above, conditions of approval have been provided to further mitigate potential amenity impacts on surrounding residences. These include limiting the hours of operation to cease at 8:00pm (Monday to Sunday) and conditions in relation to noise attenuation, lighting and air quality to ensure no nuisance to surrounding residents in accordance with the *Environmental Protection Act 1994*. The development has also been conditioned to ensure no unreasonable loss of amenity for neighbouring properties during the construction phase.

The development is to be provided with the full range of urban services (OO2h, PO10). The site has ready access to existing reticulated water, sewerage, electricity and telecommunications infrastructure. Stormwater runoff is to be captured within Lot 1 and is proposed to be piped underground within the Senorita Parade road reserve and discharged to the existing open drainage reserve 'Lot 85 RP 172638' approximately 300m to the south of the site. No changes are proposed to the existing stormwater regime for Lot 2 (the balance parcel). Council Development Engineers have advised that they are satisfied that there would be no worsening of existing drainage conditions external to the site.

As discussed above, the land uses 'Service Station' and 'Food and drink outlet' are generally associated with impacts to residential amenity. In this regard, it is noted that OO2b prescribes that non-residential development within the zone "*does not have a significant adverse impact on the prevailing residential character, amenity, or surrounding residents*" (underline added for emphasis). With consideration to the specific characteristics and context of the subject site, and as discussed above, the proposal would not detract from the existing streetscape character and the proposal can be operated in such a manner that it would not significantly impact on residential amenity or surrounding residents. Nevertheless, it is acknowledged that Low density residential zone code provisions envisage that non-residential uses within the zone be of a scale that "cater for the day to day needs of local residents" (OO2b, PO3). The proposed land uses 'Service Station' and 'Food and drink outlet' serve a wider population than generally envisaged. Despite conflict with this aspect of the Low density residential zone code, as discussed throughout this report, the proposal has planning merit with regard to the higher order provisions of the Planning Scheme, including the Strategic Framework, and with due consideration to 'first planning principles' as part of a holistic assessment as required by the Planning Act 2016 for an 'Impact assessable' application.

Use Code - Service station code

The purpose of the Service station code is to "*ensure service stations are developed in appropriate locations and in a manner which meets the needs of users, provides safe access and protects the environment and amenity of surrounding premises.*" As discussed below, it is considered, on balance, that the site is an appropriate location for a Service Station. Subject to conditions of approval the proposal would operate in such a manner to meet the needs of users, provide safe access, and the environment and amenity of surrounding premises would be protected to an acceptable level.

The site is located on a major road corridor and has sufficient area and dimensions to accommodate a Service station while providing appropriate vehicle access and manoeuvring, car parking and landscaping (OO2a), PO1). An alternative solution is proposed in relation to AO2 in that the subject site is not located in an industry zone, Specialised centre zone, Rural zone or designated motorway service area. Nevertheless, the subject site is well suited to a Service Station and achieves the intent of PO2 for the following reasons:

- The Service station site (proposed Lot 1) exceeds the site area and street frontage dimensions prescribed by AO1.

March 2025

- The site fronts Boundary Road, which is already a higher order 'Traffic Distributor' road but which will continue to grow in significance within the road hierarchy as planned upgrade works progress along the Urraween Road – Boundary Road corridor with continued growth in traffic volumes anticipated.
- As noted in response to the Low density residential zone code above, the subject site affords relatively good separation and buffering from surrounding residential uses.
- The site is currently occupied by an existing commercial use, namely 'Possum Paradise Landscape Supplies', which will continue operated from proposed Lot 2 and be co-located with the proposed new commercial uses on proposed Lot 1.

The proposal achieves the minimum frontage setback of 7.5m to the fuel pumps and fuel-up canopy prescribed by AO3.1(a) (approximately 16m setback to outermost projection of canopy). However, an alternative solution is proposed in relation to the Service station building's setback to the Seniorita Parade frontage which is to provide a frontage setback of 2m when AO3.1(b) prescribes a 10m setback. The proposal nevertheless achieves the intent of PO3 as follows:

- AO3.1 assumes the Service station is designed with the fuel-up forecourt fronting/facing the external road with the building (as is generally the case). However, the proposed Service Station has been designed so that the fuel pumps are located to the rear with the building so as to maximise separation distance between the fuel pumps and the dwellings to the west while also providing a large physical buffer between the pumps and the dwellings (the building itself acts as a buffer). The building component of the Service Station is also less visually intrusive than the fuel-up forecourt and an improved streetscape presentation is achieved by having the building to the front and fuel-up area to the rear.
- The building does not unduly dominate the streetscape setting due to the built form being relatively modest in scale, being single storey (5.6m overall height) and with a building footprint of just 160.61m².
- The proposal would not detract from the streetscape setting within Seniorita Parade. The two existing residential uses on the opposite side of Seniorita Parade from the site are both orientated towards other streets with rear fencing facing Seniorita Parade and the subject site. A shed on one of the properties has a reduced setback to Seniorita Parade of 3m and on the other property the dwelling and shed have a reduced setback of approximately 3.5m.

An alternative solution is proposed in relation to the location of the underground storage tanks as AO4.2 prescribes they be setback a minimum of 8m from the road frontage whereas the proposal seeks a 6m setback. Of note, the 6m is measured from the outermost projection of the tanks to the boundary, but the tanks are angled at 90° to the road frontage meaning the majority of their length is setback greater than 8m. It should also be noted that the tank refill point is located further with the site and achieves a setback of approximately 19m. The proposal achieves the intent of PO4 as follows:

- Fuels pumps and bulk fuel storage tanks are located wholly within the site (PO4(a)).
- Car and truck movement plans (including turning circle templates) submitted in support of the application demonstrate that vehicles while fuelling and refuelling are standing wholly within the site without blocking entrances or circulation driveways (PO4(b)).
- The proposal maintains a safe separation distance between the tanks and all site boundaries (PO4(c)), noting that the tank refill point achieves a setback of approximately 19m.

Further to the matters discussed above, the proposal is generally consistent with the other design parameters outlined within the Service station code, as follows:

- Conditions of approval have been provided to limit the hours of operation from 6.00am to 8:00pm (Monday to Sunday). This has been conditioned with consideration to the Low

March 2025

density residential zone intent and is more restrictively than prescribed by AO9(b) which envisages operating hours of 7am to 10pm.

- Conditions of approval have been provided in relation to noise attenuation, lighting and air quality to ensure no nuisance to surrounding residents in accordance with the Environmental Protection Act 1994.
- The proposal has been designed to accommodate private vehicles and fuel/delivery trucks with suitably wide vehicle crossovers and manoeuvring area provided. It has been demonstrated that all vehicles would be able to enter and exit the site in a forward gear.
- GFA of retail sales component is only 96.5m² (prescribed maximum of 150m²).
- Landscaped areas equating to 485m² / 16.9% of site (exceeds prescribed 10%).
- Landscaped buffers generally achieve 2m width along the site's property boundaries.
- Provision of 1.8m high screen fencing along the eastern and southern side boundaries has been conditioned.

Subject to conditions of approval, the proposal achieves the intent of the Service station code.

Use Code – Business uses code

The Business uses code is applicable to the assessment of the proposed development due to the 'Food and drink outlet' component. The purpose of the Business uses code is to ensure that business uses are developed in a manner consistent with the hierarchy of centres and are of a high quality design which reflects good centre design principles, limit impact to nearby residents and appropriately responds to local considerations.

The proposal is not of a nature, scale or intensity that would detract from the Fraser Coast hierarchy of centres (Purpose 1(a), OO2a) and PO1). The proposal comprises of just a single, small scale Food and drink outlet tenancy coupled with a small scale Service Station. The proposal lacks the range and mix of land uses associated with a centre (Table 9.3.1.3.11). Also, in those instances where located within a centre, both land uses are of a nature that they provide a subservient and ancillary function in that context (they are not 'higher order' employment or activity generators). In this instance, the primary demand for both land uses is anticipated to come from traffic utilising Boundary Road rather than servicing a specific population catchment.

The design of the proposal is appropriate for the site's context and setting and is generally consistent with the relevant design parameters as outlined within the business uses code, particularly:

- Relatively modest built form. Both commercial buildings are single storey reaching a maximum overall height of approximately 5.6m (top of Service station fuel-up canopy). Both commercial buildings combine for a site coverage of 606.92m² / 21.14% (prescribed maximum of 50%)
- As noted in response to the Low density residential zone code above, the subject site affords a relatively good separation and buffering from surrounding residential uses. Nevertheless, conditions of approval have been provided to further mitigate potential impacts including:
 - Conditions of approval have been provided to limit the hours of operation to cease by 8:00pm (Monday to Sunday).
 - Conditions of approval have been provided in relation to noise attenuation, lighting and air quality to ensure no nuisance to surrounding residents in accordance with the *Environmental Protection Act 1994*.
- The Food and drink outlet would provide passive surveillance of the adjoining streets and enhance the safety for pedestrians (in accordance with 'Crime Prevention Through Environmental Design' principles). In this regard, Boundary Road is to become a key

March 2025

pedestrian corridor as part of the planned 'Robert Street to Booral Road' Boundary Road corridor upgrade works.

- Landscaped areas equating to 485m² / 16.9% of site (exceeds prescribed 10%);
- Landscaped buffers generally achieve 2m width along the site's property boundaries.
- Provision of 1.8m high screen fencing along the eastern and southern side boundaries has been conditioned.
- Access to the site is safe and efficient for pedestrians and vehicles. A pedestrian access pathway is provided which is separate and distinct from the vehicular access crossover.
- The development is to be provided with all necessary infrastructure to service the development.

An alternative solution is proposed in relation to the Food and drink outlet's setback to the Boundary Road frontage. The building is to provide a frontage setback of 5.2m to the outer wall and approximately 4.4m to the outer eave when a minimum setback of 6m is prescribed where the site is not located in a main street or retail/mixed use core area (AO3.2 of Table 9.3.1.3.3). The proposal nevertheless achieves the intent of PO3 as follows:

- The building does not unduly dominate the streetscape setting due to the built form being relatively modest in scale, being single storey (5.5m overall height) and with a building footprint of just 228.69m².
- Boundary Road does not have a uniform streetscape character, and there are a number of examples of setbacks being provided to Boundary Road that are less than that proposed, particularly in the area to the immediate west of the subject site. The character of the surrounding area has been in transitional phase for much of the last decade with relatively large 'lifestyle lots' (generally around 1 hectare) gradually being replaced by smaller urban style lots. Relatively recent infill development to the immediate west and north of the site are orientated away from Boundary Road with rear fencing presenting to the road (refer figures 6, 7 and 8). This trend of new development 'turning it's back' to Boundary Road is expected to continue as traffic volumes increase and residential amenity deteriorates on sites fronting the road. By contrast, the subject development would provide activation and passive surveillance to the road thus enhancing the streetscape and promoting use of Boundary Road as a pedestrian and active transport corridor.

The elevational plans provided in the application are of a conceptual nature and provide little architectural detail. It is nevertheless noted that the proposed built form is relatively modest in scale and would not be visually dominant within the streetscape. Further, awnings have been provided for solar and rain protection, windows have been provided for user comfort while promoting passive surveillance, and an alfresco dining area would contribute activation of the street and car parking area. It has been conditioned that detailed elevational plans be provided for endorsement prior to the application for Building works. The plans are to including detail of architectural features, materials, colours and finishes that demonstrate a visually interesting and aesthetically pleasing presentation.

Subject to conditions of approval, the proposal achieves the intent of the Business uses code.

Development Code - Reconfiguring a lot code

The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which is appropriate for their intended use, is responsive to site constraints, provides appropriate access and supports high quality urban design outcomes.

Both proposed lots meet the prescribed minimum lot size for the Low density residential zone code of 500m² and the prescribed minimum frontage width of 15m. However, this is somewhat

March 2025

of a moot point as neither of the proposed lots are intended to be utilised for residential purposes.

Nevertheless, the proposed lots are appropriate for their intended use (Purpose 1(a), OO2(a)(i) and PO3), being of a size and configuration that are 'fit for purpose' to accommodate the proposed commercial development sought through the MCU component of the proposal. In this regard, proposed Lot 2 is configured to respond to the existing lawful land use on-site, being the existing 'Possum Paradise Landscape Supplies' business and facilitate it's continued operation on proposed Lot 2. Nevertheless, proposed Lot 2 is of sufficient size and has appropriate access and servicing arrangements to ensure that it would remain conducive to re-development in the future should the existing commercial nursery ever cease operating. Proposed Lot 1 is of suitable size and configuration to accommodate the proposed 'Service station' and 'Food and drink outlet' as noted in response to the relevant use codes above.

The proposed lots are to be serviced by the full range of urban services subject to the proposed infrastructure works as detailed within the application (OO2(c)(vii) and PO13). Council's Wide Bay Water section has confirmed that both lots can readily connect to reticulated water and sewerage networks. Telecommunications and electricity services are readily available with connection to be provided in accordance with the requirements of the relevant service providers.

Subject to conditions of approval, the proposal meets the intent of the Reconfiguring a lot code.

Development Code - Transport and parking code

The proposal has been designed to accommodate private vehicles, fuel tankers, delivery and waste collection trucks with suitably wide vehicle crossovers and manoeuvring area provided. It has been demonstrated that all vehicles would be able to enter and exit the site in a forward gear. The proposal is also compliant in terms of service bays provided for each use.

In terms of the proposed development's impact on the surrounding road network, the proposal must be considered within the context of planned road upgrade works in the locality which include:

- The 'Robert Street to Booral Road' Boundary Road corridor upgrade is in Council's 10 year capital works program. The proposed works encompass upgrades to the Boundary Road/ Senorita Parade intersection which includes installation of traffic lights. Detailed design is currently underway and will take approximately 12 to 18 months to complete.
- Preliminary works associated with the planned Booral Road/ Boundary Road intersection upgrade are currently underway with major works anticipated to commence this year. The current design of the intersection includes limitations to movements to/from Walker Street which is anticipated to result in increased traffic utilising Senorita Parade.

While the proposed development would primarily cater to traffic already utilising Boundary Road there would nevertheless be an increase in traffic utilising Senorita Parade as a result of the proposal. In particular, given the site's access/egress is from Senorita Parade, the proposed development would create additional traffic movements at the Boundary Road/ Senorita Parade intersection and would therefore contribute to the need for the intersection to be upgraded. As such, it is reasonable to require that the proponent to make a proportionate contribution towards the proposed intersection upgrade works (in accordance with AO2.1) and this is reflected in the recommended conditions of approval.

The proposal provides a total of 16 car parking spaces within proposed Lot 1 which are to be shared between the proposed 'Service station' and 'Food and drink outlet' uses. There are also a

March 2025

further 6 service bay spaces which are provided either side of the 3 Service station fuel pumps. The Floor plan for the proposed Service station confirms that 3 double sided fuel pumps are to be provided and the shop component is to have a GFA of 96.53m². In accordance with the minimum on-site car parking rates prescribed by AO1.1 (as detailed in Table 9.4.4.3.4), the proposed service station would therefore be required to provide 5 car parking spaces (4.83) plus an additional 6 service bay spaces (2 per fuel pump). The submitted plans confirm the Food and drink outlet it is to have a total internal floor area of 186.29m² but the plan is of a conceptual nature and does not provide a breakdown of how much area is utilised for dining, kitchen, foyer, toilets, staff office or storage etc. If the entire internal area of the Food and drink outlet was to be considered as GFA for car parking purposes then a total of 12 spaces would be required (12.42) to be provided. By this calculation there would be a shortfall of 1 car parking space overall on-site. However, this calculation is overly conservative as it assumes 100% of the Food and drink outlet internal floor area would contribute to car parking demand (which is highly improbable). Once final floor plans are provided for the Food and drink outlet (this has been conditioned) it is anticipated that there would be 'back or house' areas evident which would result in a more favourable calculation. Effectively, the non-compliance with the AO is a technicality. Regardless, the shortfall of a single car parking space is negligible. Particularly given that the 16 available car spaces on-site are to be shared between the two uses on-site and there would be a cross utilisation of available spaces on site resulting in a more efficient use of the available car spaces.

It has been conditioned that bicycle parking be provided in accordance with AO1.1 and Table 9.4.4.3.4 'Minimum on-site parking requirements' with the service station is required to provide 6 bicycle spaces and the Food and drink outlet is required to provide 4 bicycle spaces.

Subject to conditions of approval, the proposal meets the intent of the Transport and parking code.

Development Code - Landscaping code

The submitted plans identify landscaped areas adjoining the site's street frontages, side and rear boundaries. As discussed in response to previous codes above, the amount of landscaping that has been provided is consistent with the nature of the land uses proposed and would provide visual softening of the built form and contribute to visual interest. However, detailed landscaping plans which detail plant species utilised and horticultural specifications have not been provided at this stage. In the absence of detailed landscape plans prepared by a suitably qualified landscape professional, conditions are recommended which require detailed, site-specific landscaping design plans be submitted to Council for endorsement. It has been conditioned that the plans are to show landscaped buffers comprising a mixture of trees, ground covers and shrubs consisting of low maintenance planting incorporating at least 70% local endemic species. Once approved, such plans would form part of the approved plans for the development. Further conditions are provided ensuring ongoing maintenance of landscaping on-site.

Subject to conditions of approval as discussed above, the proposal would achieve the intent of the Landscaping code.

Development Code - Works, services and infrastructure code

The site has ready access to all urban services with relatively little augmentation of infrastructure required to service the development. The development has been suitably conditioned to comply with the provisions of the code, ensuring provision of appropriate infrastructure to service the development and that development works are undertaken in such a way so as to mitigate any potential environmental harm or nuisance and ensure public health and safety are maintained.

March 2025

2.4. Assessment Benchmarks pertaining to a Temporary local planning instrument

Not applicable

2.5. Assessment Benchmarks pertaining to a Variation Approval

Not applicable

3. ASSESSMENT AGAINST ANY OTHER RELEVANT MATTER

In accordance with section 45 of the *Planning Act 2016*, an impact assessment may be carried out against, or having regard to, any other relevant matters, other than a person's personal circumstances, financial or otherwise. Examples of another relevant matter include:

- A planning need
- The current relevance of the assessment benchmarks in the light of changed circumstances
- Whether assessment benchmarks or other prescribed matters were based on material errors.

Planning need

- The provision of convenience fuel and food services along the highest order roads supports the efficiency and effectiveness of the overall transport network. Placing services and facilities in strategic locations on routes where traffic is already travelling reduces unnecessary trips and reduces the distance/time of travel required and therefore helps to relieve traffic pressure on the road network more generally. As such the proposal aligns with one of the key aims of the 'Boundary Road Extension Project' which was to help relieve traffic pressures on Boat Harbour Drive. In this regard, the recent completion of the 'Boundary Road Extension Project, the pending Booral Road and Boundary Road intersection upgrade, and further planned upgrades along the length of both Boundary Road and Urraween Road (further widening to 4 lanes and various intersection upgrades) affirms the Boundary Road – Urraween Road corridor as Hervey Bay's second major east-west transport link. The corridor is critical in servicing the Hervey Bay Hospital and the wider medical precinct, several schools and the TAFE Queensland Hervey Bay campus.
- There are currently no existing or approved Service stations on the Boundary Road – Urraween Road corridor. Convenience food options are limited to the 'Boundary Oasis Takeaway & General Store' (corner Boundary Road/ Hughes Road) and the 'FoodWorks' corner store (Kawungan). There are also very few sites along the entire Boundary Road – Urraween Road corridor that could feasibly accommodate a Service Station due to associated servicing and buffering requirements. As further infill development occurs along the Boundary Road – Urraween Road corridor it will become increasingly difficult to accommodate the land use. However, demand for convenience fuel and food services will continue to grow with increasing traffic volumes stemming from population growth, road upgrades and infill development.

Highest and best use

- The site is occupied by an existing commercial use, being 'Possum Paradise Landscape Supplies', which has operated from the site since the early 1990's. A café (defined as 'Food and drink outlet' under the current Planning Scheme), previously operated from the site for several years and has only recently ceased operating. The subject proposal facilitates the ongoing operation of the lawfully established 'commercial nursery' which is to continue operating from proposed Lot 2. The proposal also takes advantage of the opportunity for a co-location of commercial uses to occur on the site. This brings with it mutual economic benefits but also makes potential amenity impacts easier to mitigate.
 - There is an existing disconnect with the site's current zoning as the site currently has a relatively low level of amenity. This is due to the existing nursery/ landscape supplies business
-

March 2025

on-site which has existing noise, odour, dust and traffic impacts (customer cars and large delivery trucks) and also due to the site's proximity to Boundary Road. Amenity on sites fronting Boundary Road will continue to decline with increasing traffic volumes.

- The proposed commercial uses would afford a relatively good separation and buffering from surrounding residential uses. Boundary Road provides a buffer to the north. Seniorita Parade provides a buffer to the west. Proposed Lot 2, which is to continue operating as a nursery/landscape supplies business, wraps around Lot 1 providing a buffer to the south and east. Figure 4.5, provided earlier in this report provides a visual representation of the buffer distances achieved between existing residential uses and the proposed fuel pumps.

4. CONSULTATION

4.1. Internal Referrals

Development Engineering

Development Engineering section have reviewed the proposal, particularly in relation to stormwater drainage, mapped flood hazard, on-site vehicle movements and car parking, construction management, and infrastructure network implications including potential impacts on the surrounding road network and recommended conditions of approval which have been included within the recommendation of this report.

The development engineers have worked closely with Infrastructure Services section in consideration of the assessment of potential intersection and road network impacts. They have noted that the proposal would generate additional traffic on Seniorita Parade and have recommended that conditions be provided requiring the proponent to make a proportionate contribution towards the Council's proposed intersection Boundary Road/Senorita Parade upgrade works.

Infrastructure Services

Infrastructure Services section have worked closely with the Development Engineering section in consideration of the assessment of potential intersection and road network impacts. Infrastructure Services section has provided advice which has informed the assessment of the subject application including providing confirmation of projected timing of various road corridor and intersection upgrade works.

Wide Bay Water and Waste Services

Wide Bay Water and Waste Services have reviewed the proposal in relation to water supply and sewerage infrastructure considerations and have recommended conditions of approval which have been included within the recommendation of this report.

Regulatory Services (Health)

Regulatory services (Health) have assessed the application in relation to environmental health considerations, particularly with regard to potential noise nuisance, lighting nuisance, odour and emissions. Health officers have recommended conditions of approval which have been included within the recommendation of this report.

Strategic Planning

Discussions were held with Council's Strategic Planning section with respect to the proposed development. Strategic Planning officers noted that the subject site is located within the 'Urangan South' investigation area. Due to the confidential nature of aspects of the project, Strategic Planning were unable to provide specific direction in relation to that project at this time. Nevertheless, background studies and associated documentation are publicly available on Council's website in relation to the investigation area. These documents highlight drainage and sewerage serviceability

March 2025

considerations as being of key importance for any development within the locality. Such matters are addressed in this report.

4.2. Referral Agencies

Not applicable

4.3. Third Party Referrals

Not applicable

4.4. Public Notification

The application was publicly notified for 15 business days in accordance with the requirements of the *Planning Act 2016*. In response to public notification 43 'properly made' and 2 'not properly made' submissions (all objections) were received, including a petition with 46 signatures.

The following table provides a summary and assessment of the issues raised by submitters.

Issues	Comments
<p>Concerns were raised in relation to traffic impacts and road safety, particularly on Boundary Road and Senorita Parade. Concerns raised included:</p> <ul style="list-style-type: none"> ○ Interruptions to traffic flow. ○ Increased traffic and e-scooters (particularly on Senorita Parade). ○ Intersection of Boundary Road and Senorita Parade can not accommodate proposal. ○ Senorita Parade is not of sufficient standard to accommodate proposal (additional traffic including trucks) is a 'rural standard' road with roadside swale drainage. ○ Increased driveways to Senorita Parade. ○ Obstruction of private driveways and safety issues when entering/ exiting. 	<p>Access/ egress has been provided to Senorita Parade, being the lower order road, rather than Boundary Road in order to minimise disruptions to traffic flow. This arrangement is in keeping with the provisions of the Transport and parking code.</p> <p>The proposed development would primarily cater to traffic already utilising Boundary Road. There would be some increase in traffic on Senorita Parade as a result of the proposal. However, increased traffic would primarily occur at the northern end of Senorita Parade in the immediate vicinity of the proposed development.</p> <p>Upgrades are planned for the Boundary Road/ Senorita Parade intersection, including installation of traffic lights, as part of Council's capital works program. Detailed design is currently underway.</p> <p>Senorita is an urban 'Minor collector' standard road. There is kerb and channel at its northern end of Senorita Parade in the vicinity of the subject site.</p> <p>No obstruction to private driveways is anticipated. There are no private driveways opposite the site on Senorita Parade as these properties gain access from Bluebonnet Court.</p>

March 2025

<p>Concern that the proposal would exacerbate existing pedestrian safety issues due to a lack of footpaths in the locality.</p>	<p>The development includes provision for footpaths for the length of the site's frontages to Boundary Road and Seniorita Parade as part of proposed 'frontage works'. However, any frontage works undertaken prior to Council undertaking the 'Robert Street to Booral Road' Boundary Road corridor upgrade would need to be removed once the planned upgrade works occur. This would effectively mean any frontage works undertaken by the applicant would be wasted. As such, it has been conditioned that the applicant make a contribution in lieu of undertaking these works. Council's Boundary Road corridor upgrade/s include provision of footpaths on either side of the corridor which will ultimately be provided along the length of the corridor. A footpath would be provided along the site's Seniorita Parade frontage at the time of the Boundary Road/ Seniorita Parade intersection works.</p>
<p>Concerns related to noise nuisance.</p>	<p>As part of the common material the applicant has provided a Noise Impact Assessment prepared by prepared by ATP Consulting Engineers. Council's Environmental Health officers have reviewed the reporting and were satisfied that the proposed acoustic attenuation methods would ensure a reasonable level of residential amenity is maintained subject to conditions of approval.</p> <p>The recommended conditions of approval include limiting the hours of operation to cease by 8:00pm (Monday to Sunday). Further conditions of approval have been provided in relation to noise attenuation, including environmental monitoring for noise nuisance in accordance with the <i>Environmental Protection Act 1994</i>.</p>
<p>Concerns related to light pollution.</p>	<p>The development has been conditioned to comply with Australian standards for lighting and prevention of glare and include provision for environmental monitoring for lighting nuisance in accordance with the <i>Environmental Protection Act 1994</i>.</p>
<p>Concerns related to health impacts related to the Service Station and use of hazardous substances, particularly effects of long term exposure to emissions such as airborne particles and fumes. Risk of cancer, leukaemia and kidney damage were cited.</p>	<p>The proposed Service Station would afford relatively good separation and buffering from surrounding residential uses. Boundary Road provides separation to the north. Seniorita Parade provides separation to the west. Proposed Lot 2, which is to continue</p>

March 2025

	operating as a nursery/ landscape supplies business, wraps around Lot 1 providing separation to the south and east. Also, the Service Station shop has been positioned so that the building acts as a physical barrier between the fuel pumps and the closest residential dwellings on the opposite side of Senorita Parade to the west. Further, being a modern Service station the proposal is to be equipped with the latest emissions reduction and vapour recovery technology and operate in accordance with relevant Australian Standards.
Concerns related to safety impacts related to the Service Station and use of hazardous substances, particularly the use of flammable substances and potential for fires.	As noted in response to the previous matter above, the Service Station would afford good separation and buffering from surrounding residential uses. Further, Service Stations operations are governed by State and Federal legislation. In Queensland this includes the <i>Petroleum and Gas (Safety) Regulation 2018</i> and the <i>Work Health and Safety Act 2011</i> .
Concerns related to odour nuisance (particularly fuel, oil, and food smells).	As noted in response to the previous matters above, the Service Station and Food and Drink Outlet would afford good separation and buffering from surrounding residential uses. The development has been conditioned in relation to prevention of odour nuisance including provision for environmental monitoring in accordance with the <i>Environmental Protection Act 1994</i> .
Concerns related to dust nuisance.	<p>'Possum Paradise landscape supplies' (proposed Lot 2) is an existing lawfully operating use in accordance with an historical approval for a 'commercial nursery'. Any dust nuisance from the existing use is a compliance matter in accordance with the existing approval.</p> <p>The proposed new commercial development on proposed Lot 1 has been conditioned to ensure all car parking and vehicles manoeuvring areas are sealed. Construction management conditions have been included in the officer's recommendation to ensure potential construction phase impacts are appropriately managed.</p>
Concerns relating to late night hours of operation. Such concerns, were coupled with concerns relating to noise nuisance, anti-social behaviour and risk of crime.	The development would not operate late at night. Conditions of approval are included within the officer's recommendation which limit the hours of operation for both the

March 2025

	Service station and Food & Drink Outlet to between 6.00am and 8.00pm each day.
Concerns related to crime and anti-social behaviour including: <ul style="list-style-type: none"> ○ Theft ○ Property damage ○ Drugs ○ Loitering ○ Littering ○ Hooning 	Conditions of approval are recommended which limit the hours of operation to between 6.00am and 8.00pm each day. By restricting the hours of operation to daytime and early evening hours, when passive surveillance is highest, the risk of crime and anti-social behaviour is anticipated to be very low.
Concerns related to increased stormwater runoff. Submitters cited existing drainage issues in the wider locality. Submitters noted that much of Senorita Parade lacks kerb and channel (has roadside swale drains).	The existing drainage issues in the wider locality are acknowledged. Nevertheless, the subject site is located at the very top of the catchment and it has been demonstrated that the proposal can appropriately manage stormwater flows to ensure no worsening of conditions downstream. In this regard, the proposal involves stormwater runoff from the proposed commercial uses being captured on-site and piped underground within the Senorita Parade road reserve and discharged to the existing open drainage reserve 'Lot 85 RP 172638'
Concerns related to contaminated stormwater runoff and impacts on waterways, wetlands, groundwater and the ocean.	As noted above, stormwater runoff from the proposed commercial uses being captured on-site and piped underground within the Senorita Parade road reserve and discharged to the existing open drainage reserve 'Lot 85 RP 172638'. The constructed stormwater management system on-site will include various stormwater quality improvement devices (SQIDs) to ensure the stormwater is appropriately treated prior to discharge. Conditions of approval have been provided in this regard with detailed design is to be provided at operational works stage.
Concerns relating to potential impacts on local wildlife (including kangaroos, echidnas, goannas, birds and other wildlife).	The site is occupied by existing 'commercial nursery'. The Biodiversity overlay mapping does not identify any ecological values on-site nor does the State Planning Policy mapping. The potential for impacts related to contaminated stormwater has been addressed in response to the previous concern above.

March 2025

	<p>Council engineers anticipate an increase traffic on Seniorita Parade as a result of the proposal, however, the proposed development would primarily cater to traffic already utilising Boundary Road and increases in traffic on Seniorita Parade would primarily limited to the northern end in the immediate vicinity of the proposed development.</p>
<p>Concerns the proposal would be inconsistent with local residential character and visual amenity.</p>	<p>The character of the surrounding area has been in transitional phase for much of the last decade with relatively large 'lifestyle lots' (generally around 1 hectare) gradually being replaced by smaller urban style lots. Relatively recent infill development to the immediate west and north of the site has been orientated away from Boundary Road with rear fencing presenting to the road. This trend of new development 'turning it's back' to Boundary Road is expected to continue as traffic volumes increase and residential amenity deteriorates on sites fronting the road. By contrast, the subject development would provide activation and passive surveillance to the road thus enhancing the streetscape and promoting use of Boundary Road as a pedestrian and active transport corridor.</p> <p>Also, the streetscape character of Seniorita Parade at its northern end, in the vicinity of the subject site, is vastly different that further to the south/ south-west. The residential uses on the opposite side of Seniorita Parade from the subject site are orientated towards Bluebonnet Court with rear fencing facing Seniorita Parade and the subject site.</p> <p>On balance, it is not considered that the proposal would significantly detract from the existing streetscape, local character or visual amenity in the locality.</p>
<p>Submitters cited various non-compliances with Planning Scheme provisions, particularly conflict with the Low density residential zone code.</p>	<p>Detailed responses to the various Planning Scheme codes are provided in section 2.3 of this report. As noted in that discussion, in instances where an 'Acceptable outcome' has not been met, generally the proposal achieves the intent of the relevant 'Performance outcome' subject to conditions of approval. An exception relates to the</p>

March 2025

	<p>proposed 'Service Station' and 'Food and drink outlet' being located on land within the Low density residential zone.</p> <p>The Low density residential zone code provisions contemplate small scale commercial offerings within the zone where designed and located appropriately. However, the land uses 'Service Station' and 'Food and drink outlet' serve a wider population than generally envisaged and have potential amenity impacts beyond what is envisaged by the zone code's provisions. As discussed in this report, despite conflict with some aspects of the Low density residential zone code, the proposal has planning merit with regard to the higher order provisions of the Planning Scheme, including the Strategic Framework, and with due consideration to 'first planning principles' as part of a wholistic assessment as required by the <i>Planning Act 2016</i> for an 'Impact assessable' application.</p>
<p>Concern that the proposal provides insufficient car parking.</p>	<p>Based on the parking rates prescribed by the Transport and parking code the proposal would have a shortfall of 1 car parking space. However, this is based on a conservative calculation that assumes all of the Food and drink outlet internal floor area would contribute to car parking demand (which is highly improbable). Once final floor plans are provided for the Food and drink outlet (this has been conditioned) it is anticipated that there would be 'back or house' areas evident which would result in a more favourable calculation. Effectively, the non-compliance with the AO is a technicality. Regardless, the shortfall of a single car parking space is negligible. Particularly given that the 16 available car spaces on-site are to be shared between the two uses on-site and there would be a cross utilisation of available spaces on site resulting in a more efficient use of the available car spaces.</p>
<p>Objection to the loss of existing trees on-site.</p>	<p>There are some established trees present on-site, particularly in the north-western corner, which are of both native and exotic species.</p> <p>The Planning Scheme's Biodiversity... overlay mapping does not identify any ecological</p>

March 2025

	<p>values or vegetation of significance on-site. Nor does the State Planning Policy mapping.</p> <p>It should be noted that most of the trees could be removed under the Planning Scheme's 'exempt vegetation clearing' provisions. Also, any re-development of the site would likely necessitate removal of most, if not all, of the existing trees.</p>
Objection to the lack of landscaped buffers proposed	The proposal exceeds the amount of landscaping/buffers prescribed by the relevant codes.
Concerns that the proposal could cause a reduction in house values in the locality.	This is a subjective matter and not a planning matter. This cannot be considered in any planning assessment.
Concern that the proposal would cause insurance premiums to increase in the locality.	This is not a planning matter and cannot be considered in any planning assessment.
Concern that the proposal would cause rates to be increased in the locality.	This is not a planning matter and cannot be considered in any planning assessment.
Submitters asserted that there a lack of need for the proposal given that there are existing Service stations and Food and drink outlets in the wider area and there is a general store on the corner of Hughes Road and Boundary Road.	Recently completed and planned upgrades along the length of both Boundary Road and Urraween Road (further widening to 4 lanes and various intersection upgrades) affirms the Boundary Road – Urraween Road corridor as Hervey Bay's second major east-west transport link. There are currently no existing or approved Service stations on the entire corridor. It is noted that there is a corner store on the corner of Hughes Road and Boundary Road. However, there are currently no Food and drink outlets on the Boundary Road – Urraween Road corridor. A 'shop' (which may be a 'corner store' as per the Planning Scheme administrative definitions) and a 'Food and drink outlet' are defined as different land uses in recognition of their differing roles. It is anticipated that the corner store would continue to serve the 'day to day needs' of the immediate residential community and provide a diversity of goods, whereas, the Food and drink outlet' would serve a convenience food/drink option for a wider catchment with a significant proportion of demand anticipated to stem from traffic already utilising the Boundary Road – Urraween Road corridor.
Concern that if approved the application would set a precedent for more development of this nature in the locality.	Any future applications in the locality will be required to be assessed against the relevant Assessment benchmarks and a decision made on that basis.

March 2025

5. CONCLUSION

The proposed development seeks to establish a small scale Service station (total GFA of 160.6m² including 96.5m² shop) and small scale Food and drink outlet (total GFA of 186.3m² plus a 42.4m² alfresco dining area). The proposed Food and drink outlet is to have a drive through facility. The second aspect of the proposal involves subdivision of the land to create one lot for the proposed new commercial uses with the existing 'commercial nursery' to continue operating from the 'balance parcel' (proposed Lot 2).

The proposed development, without the implementation of reasonable and relevant conditions, would appear to potentially conflict with a number of provisions of the Planning scheme. In particular, the Low density residential zone code provisions contemplate small scale commercial offerings within the zone where designed and located appropriately. The land uses 'Service Station' and 'Food and drink outlet' serve a wider population than generally envisaged and have potential amenity impacts beyond what is envisaged by the zone code's provisions.

However, it is considered that there is, on balance, strong justification to approve the development, subject to conditions of approval, based on the following grounds:

- The site maintains lawful non-conforming use rights for commercial purposes and despite the current Low Density Residential zoning the change proposed is a change of commercial operations within an approved commercial site.
- The provision of convenience fuel and food services along the highest order roads supports the efficiency and the effectiveness of the overall transport network. This is a complementary service offering that is anticipated within a main transport corridor which is supported by the recent completion of the 'Boundary Road Extension Project, the pending Booral Road and Boundary Road intersection upgrade, and further planned upgrades along the length of both Boundary Road and Urraween Road (further widening to 4 lanes and various intersection upgrades) affirms the Boundary Road – Urraween Road corridor as Hervey Bay's second major east-west transport link. The corridor is critical in servicing the Hervey Bay Hospital and the wider medical precinct, several schools and the TAFE Queensland Hervey Bay campus.
- There are currently no existing or approved Service stations on the Boundary Road – Urraween Road corridor. Convenience food options are limited to the 'Boundary Oasis Takeaway & General Store' (corner Boundary Road/ Hughes Road) and the 'FoodWorks' corner store (Kawungan). There are also very few sites along the entire Boundary Road – Urraween Road corridor that could feasibly accommodate a Service Station due to associated servicing and buffering requirements. As further infill development occurs along the Boundary Road – Urraween Road corridor it will become increasingly difficult to accommodate the land use. However, demand for convenience fuel and food services will continue to grow with increasing traffic volumes stemming from population growth, road upgrades and infill development.
- The site is occupied by an existing commercial use. A café (defined as 'Food and drink outlet' under the current Planning Scheme), previously operated from the site for several years.
- There is an existing disconnect with the site's current zoning as the site currently has a relatively low level of amenity. This is due to the existing nursery/ landscape supplies business on-site which has existing noise, odour, dust and traffic impacts (customer cars and large delivery trucks) and also due to the site's proximity to Boundary Road. Amenity on sites fronting Boundary Road will continue to decline with increasing traffic volumes.


March 2025

-
- The proposed commercial uses would afford a relatively good separation and buffering from surrounding residential uses. Boundary Road provides a buffer to the north. Senorita Parade provides a buffer to the west. Proposed Lot 2, which is to continue operating as a nursery/ landscape supplies business, wraps around Lot 1 providing a buffer to the south and east.
 - Conditions of approval can be provided to ensure potential amenity, stormwater and traffic impacts are appropriately managed (as informed by various technical reports).

It is therefore recommended that the application by Possum Paradise Pty Ltd C/ Urban Planet Town Planning Consultants to develop land described as Lot 13 RP 153688 situated at 82 Boundary Road, Urangan QLD 4655 for Material Change Of Use - Service Station & Food and Drink Outlet; and Reconfiguring a Lot - One (1) Lot into Two (2) Lots should be approved generally as detailed in the submitted application material, subject to development conditions.

March 2025



	<p>Date: 06/03/2025</p>	<p>Scale: 1:2093 When Printed @ A4</p>
	<p>© The State of Queensland (Department of Natural Resources and Mines) and Fraser Coast Regional Council. While every care is taken to ensure the accuracy of this map, Fraser Coast Regional Council and Department of Natural Resources and Mines and makes no representation or warranties about its accuracy, reliability, completeness or stability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including direct or consequential damage) and costs which you might incur as a result of the map being inaccurate or incomplete in any way and for any reason.</p> <p>Projection: GDA2020 / MGA zone 56 Map created by: Cassie Anderson</p>	

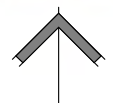


Received by FCRC
MCU24/0009
RAL24/0009
08 August 2024



AERIAL PLAN

Scale 1:500 @ A3



CONCEPT

P11	05/08/24	Relocated Service Station
P10	18/07/24	Service Station (6 Pumps Parallel)
P9	17/06/24	Engineering Request, Dimensions, FCRC RFI (22 March 24)
issue date		amendment



QBCC: 15254731
ABN: 30 639 990 739
Address:
8, 14 Duke Street,
Slacks Creek
www.adaxdrafting.com.au

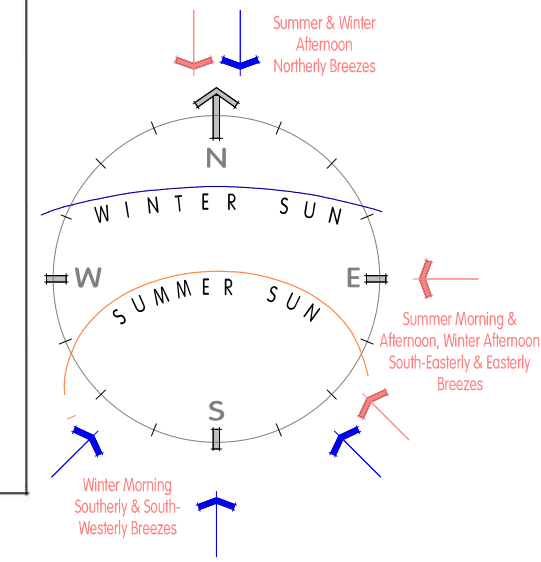
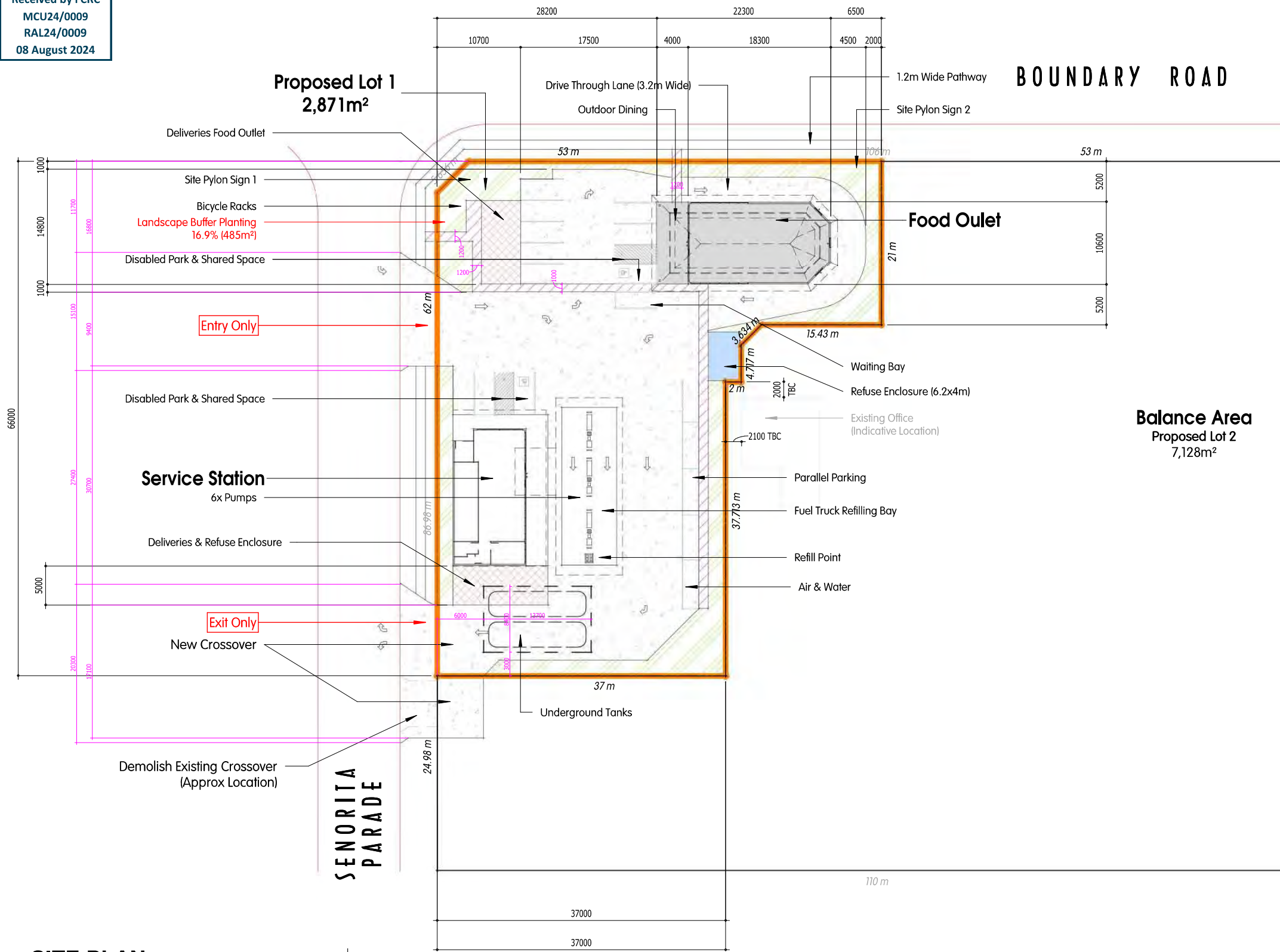
Project
Proposed Service Station & Food Outlet
Site
Lot 13, 82 Boundary Road, Urangan

Sketch Drawings
Aerial Plan - Proposed
Client
**Possum Paradise Pty Ltd
As Trustee For The Possum Paradise Unit Trust**

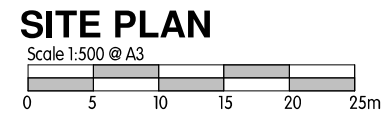
Job #	Drafter	Date
24009	DH	05/08/24
Drawing No.	Rev.	
02-4	-P11	

5/08/2024 11:28:14 AM D:\Adax Pty Ltd\Adax Pty Ltd - Documents\1. Adax Job Folders\24009 - Lot 13, 82 Boundary Road, Urangan (possum Paradise)\24009 - Lot 13, 82 Boundary Road, Urangan_Concept_P11.rvt

Received by FCRC
MCU24/0009
RAL24/0009
08 August 2024



CONCEPT



PI1	05/08/24	Relocated Service Station
PI0	18/07/24	Service Station (6 Pumps Parallel)
P9	17/06/24	Engineering Request, Dimensions, FCRC RFI (22 March 24)
issue date		amendment



QBCC: 15254731
ABN: 30 639 990 739
Address:
8, 14 Duke Street,
Slacks Creek
www.adaxdrafting.com.au

Project
Proposed Service Station & Food Outlet
Site
Lot 13, 82 Boundary Road, Urangan

Sketch Drawings
Site Plan
Client
**Possum Paradise Pty Ltd
As Trustee For The Possum Paradise Unit Trust**

Job #	Drafter	Date
24009	DH	05/08/24
Drawing No.	Rev.	
02-5	-P11	

5/08/2024 11:28:17 AM D:\Adax Pty Ltd\Adax Pty Ltd - Documents\1. Adax Job Folders\24009 - Lot 13, 82 Boundary Road, Urangan (possum Paradise)\24009 - Lot 13, 82 Boundary Road, Urangan_Concept_P11.rvt

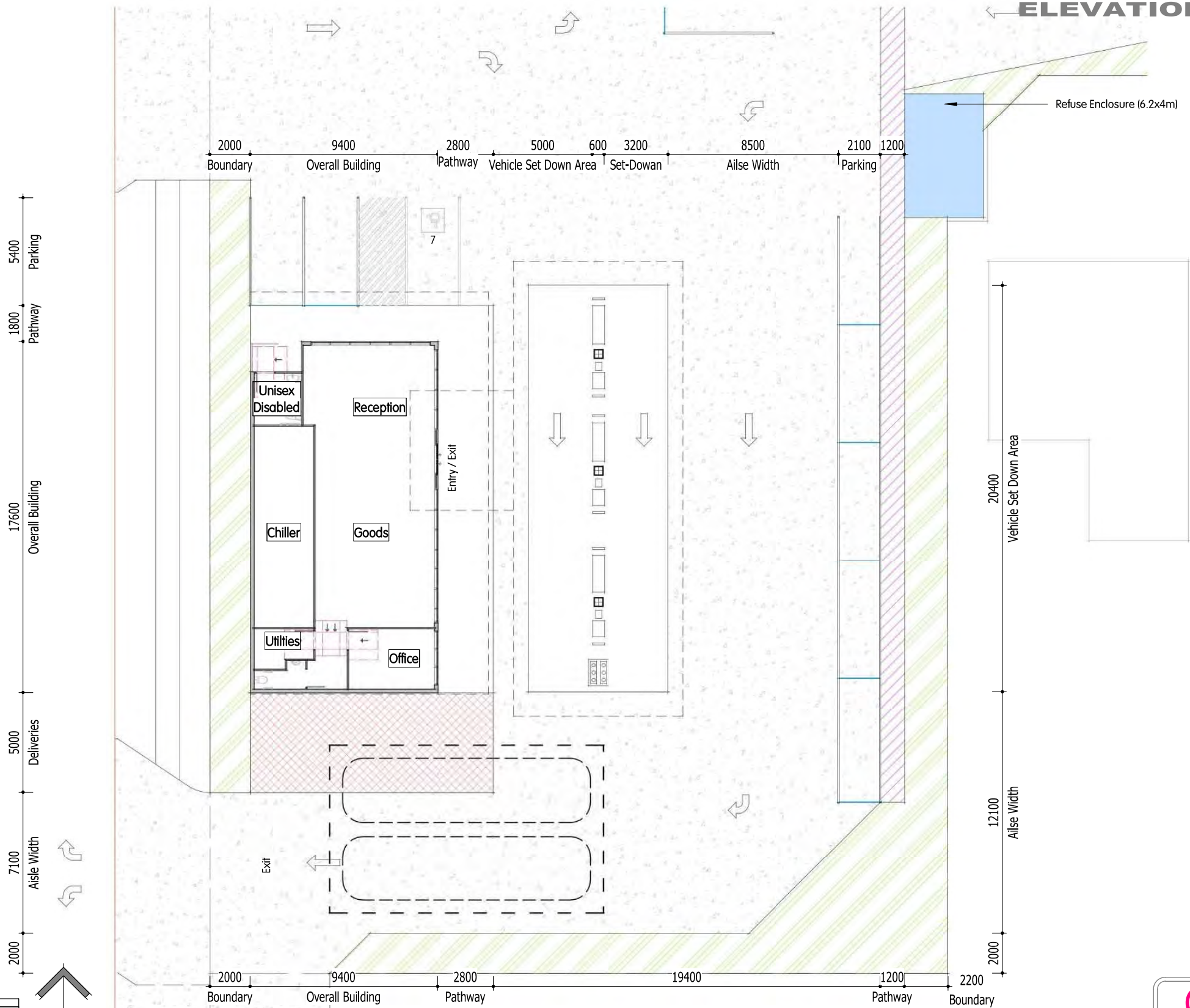
Received by FCRC
MCU24/0009
RAL24/0009
08 August 2024

ELEVATION B (NORTH)

ELEVATION A (WEST)

ELEVATION C (EAST)

ELEVATION D (SOUTH)



Floor Areas - Service Station	
Petrol Bowser Set Down	142.52 m ²
Goods	96.53 m ²
Outside Display / Pathway	75.1 m ²
Chiller	32.7 m ²
Office	14.5 m ²
Public Toilet 1	7.13 m ²
Utilities	6 m ²
Staff Toilet 1	3.74 m ²
Total	378.23 m²

CONCEPT

FLOOR PLAN

Scale 1:200 @ A3



P11	05/08/24	Relocated Service Station
P10	18/07/24	Service Station (6 Pumps Parallel)
P9	17/06/24	Engineering Request, Dimensions, FCRC RFI (22 March 24)
issue date		amendment

© COPYRIGHT. REPRODUCTION FORBIDDEN IN WHOLE OR IN PART.



QBCC: 15254731
ABN: 30 639 990 739
Address:
8, 14 Duke Street,
Slacks Creek
www.adaxdrafting.com.au

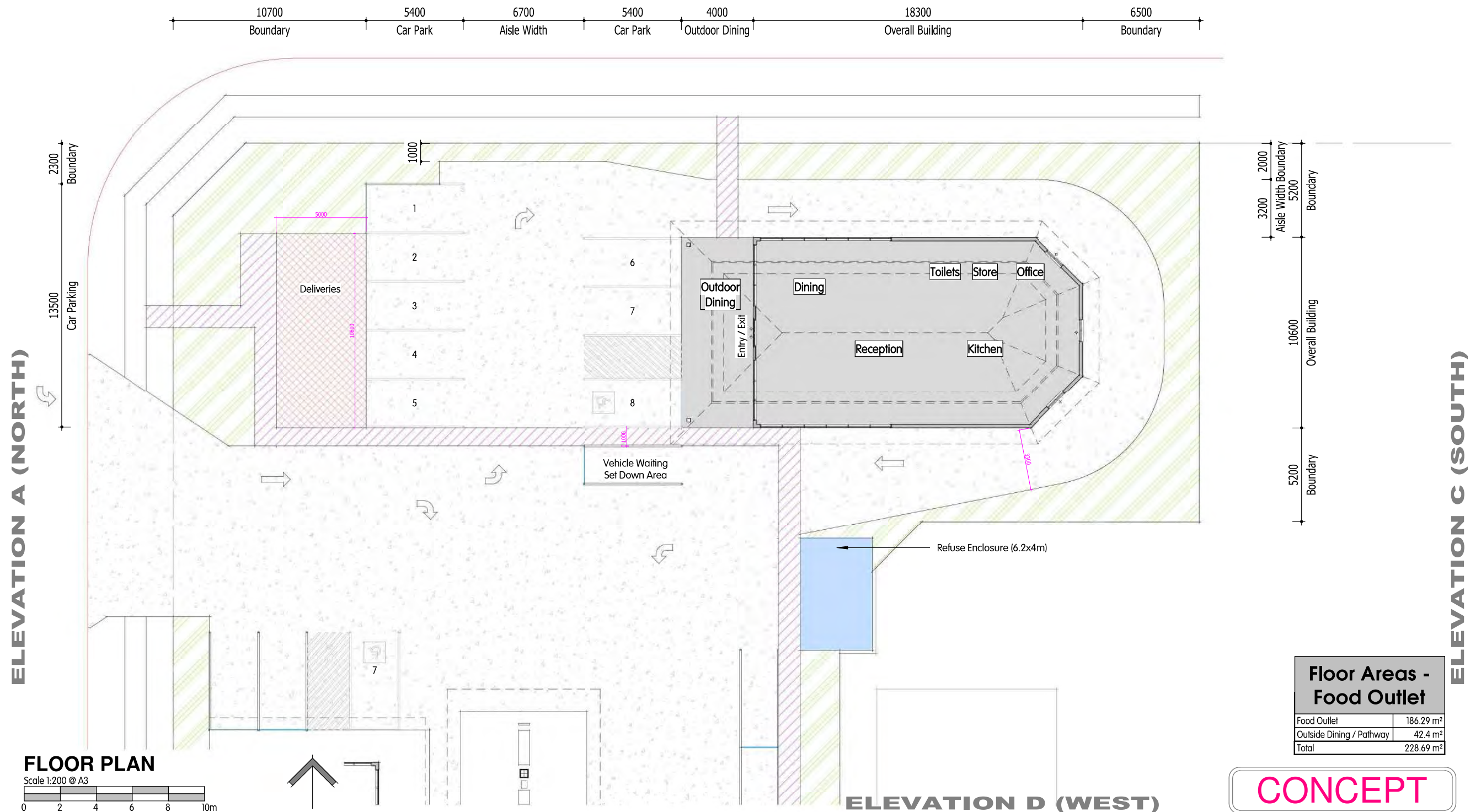
Project
Proposed Service Station & Food Outlet
Site
Lot 13, 82 Boundary Road, Urangan

Sketch Drawings
Floor Plan - Service Station
Client
Possum Paradise Pty Ltd
As Trustee For The Possum Paradise Unit Trust

Job #
24009
Drawing No.
03-1
Drafted by
DH
Date
05/08/24
Rev.
-P11

Received by FCRC
MCU24/0009
RAL24/0009
08 August 2024

ELEVATION B (EAST)



Floor Areas - Food Outlet

Food Outlet	186.29 m ²
Outside Dining / Pathway	42.4 m ²
Total	228.69 m²

CONCEPT

FLOOR PLAN



P11	05/08/24	Relocated Service Station
P10	18/07/24	Service Station (6 Pumps Parallel)
P9	17/06/24	Engineering Request, Dimensions, FCRC RFI (22 March 24)
issue date		amendment



QBCC: 15254731
ABN: 30 639 990 739
Address:
8, 14 Duke Street,
Slacks Creek
www.adaxdrafting.com.au

Project
Proposed Service Station & Food Outlet
Site
Lot 13, 82 Boundary Road, Urangan

Sketch Drawings
Floor Plan - Food Outlet
Client
**Possum Paradise Pty Ltd
As Trustee For The Possum Paradise Unit Trust**

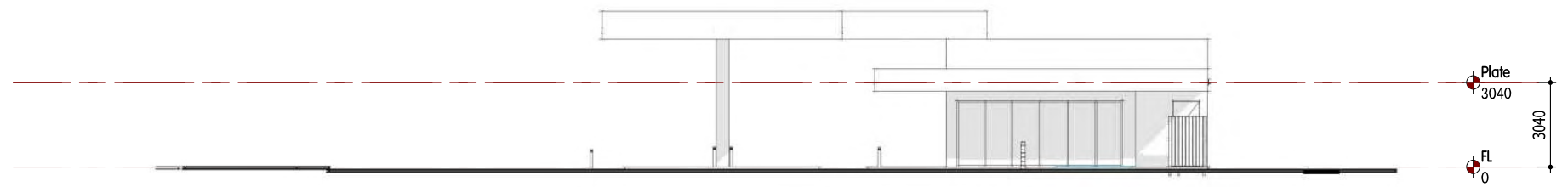
Job #
24009
Drawing No.
03-2
Drafted by
DH
Date
05/08/24
Rev.
-P11

5/08/2024 11:28:22 AM D:\Adax Pty Ltd\Adax Pty Ltd - Documents\1. Adax Job Folders\24009 - Lot 13, 82 Boundary Road, Urangan (possum Paradise)\24009 - Lot 13, 82 Boundary Road, Urangan_Concept_P11.rvt

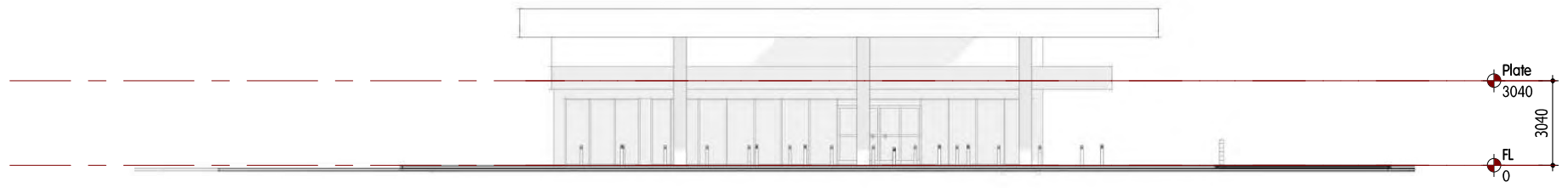
Received by FCRC
 MCU24/0009
 RAL24/0009
 08 August 2024



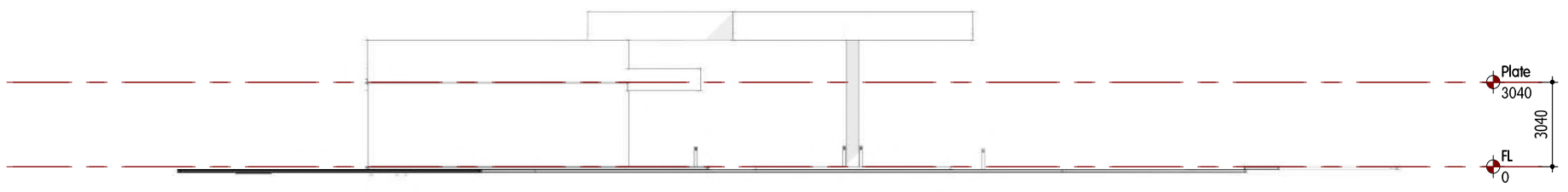
ELEVATION A (WEST)
 1: 200@ A3



ELEVATION B (NORTH)
 1: 200@ A3

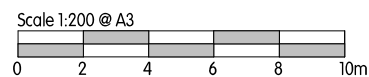


ELEVATION C (EAST)
 1: 200@ A3



ELEVATION D (SOUTH)
 1: 200@ A3

CONCEPT



P11	05/08/24	Relocated Service Station
P10	18/07/24	Service Station (6 Pumps Parallel)
P9	17/06/24	Engineering Request, Dimensions, FCRC RFI (22 March 24)
issue date		amendment



QBCC: 15254731
 ABN: 30 639 990 739
 Address:
 8, 14 Duke Street,
 Slacks Creek
 www.adaxdrafting.com.au

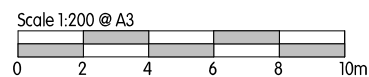
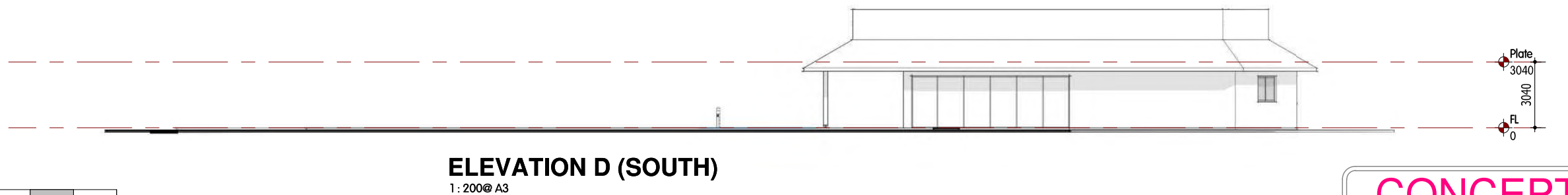
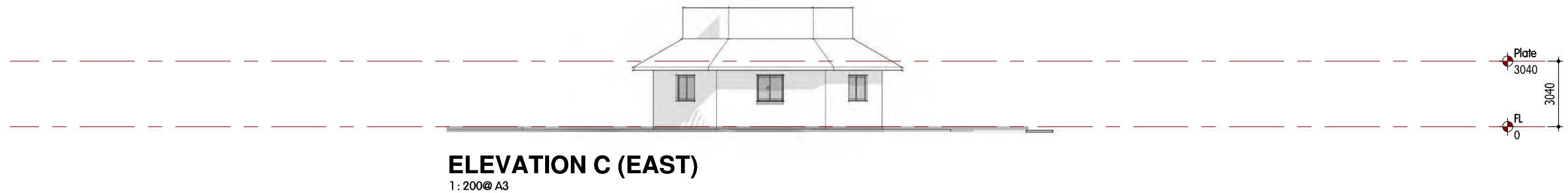
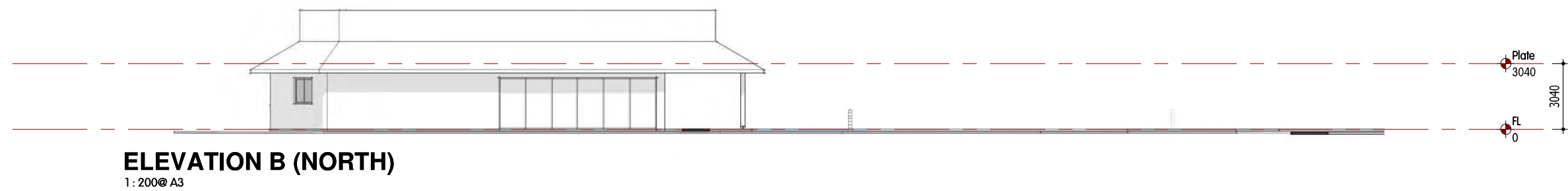
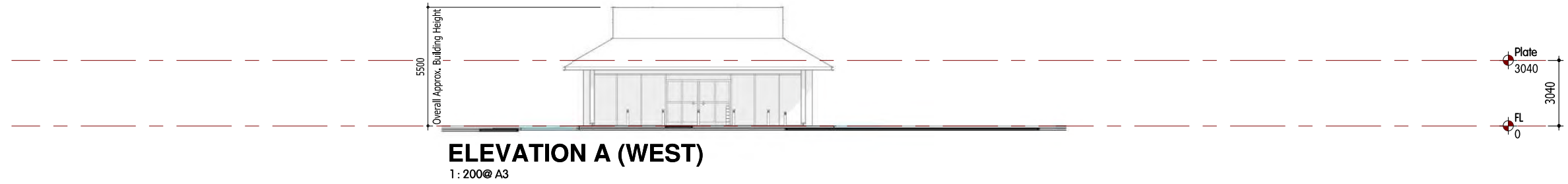
Project
Proposed Service Station & Food Outlet
 Site
Lot 13, 82 Boundary Road, Urangan

Sketch Drawings
Elevations - Service Station
 Client
Poosum Paradise Pty Ltd
As Trustee For The Poosum Paradise Unit Trust

Job #	Drafter	Date
24009	DH	05/08/24
Drawing No.	Rev.	
04-1	-P11	

5/08/2024 11:28:24 AM D:\Adax Pty Ltd\Adax Pty Ltd - Documents\1. Adax Job Folders\24009 - Lot 13, 82 Boundary Road, Urangan (poosum Paradise)\24009 - Lot 13, 82 Boundary Road, Urangan_Concept_P11.rvt

Received by FCRC
MCU24/0009
RAL24/0009
08 August 2024



CONCEPT

P11	05/08/24	Relocated Service Station
P10	18/07/24	Service Station (6 Pumps Parallel)
P9	17/06/24	Engineering Request, Dimensions, FCRC RFI (22 March 24)
issue date		amendment



QBCC: 15254731
ABN: 30 639 990 739
Address:
8, 14 Duke Street,
Slacks Creek
www.adaxdrafting.com.au

Project
Proposed Service Station & Food Outlet
Site
Lot 13, 82 Boundary Road, Urangan

Sketch Drawings
Elevations - Food Outlet
Client
**Poosum Paradise Pty Ltd
As Trustee For The Poosum Paradise Unit Trust**

Job #	Drafter	Date
24009	DH	05/08/24
Drawing No.	Rev.	
04-2	-P11	

5/08/2024 11:28:25 AM D:\Adax Pty Ltd\Adax Pty Ltd - Documents\1. Adax Job Folders\24009 - Lot 13, 82 Boundary Road, Urangan (poosum Paradise)\24009 - Lot 13, 82 Boundary Road, Urangan_Concept_P11.rvt

FRASER COAST REGIONAL COUNCIL
ORDINARY MEETING NO. 3/25

WEDNESDAY, 26 MARCH 2025

SUBJECT:	RESPONSE TO PETITION - COMPLETION OF TINNANBAR ROAD UPGRADES
DIRECTORATE:	INFRASTRUCTURE SERVICES
RESPONSIBLE OFFICER:	DIRECTOR INFRASTRUCTURE SERVICES, Davendra Naidu
AUTHOR:	EXECUTIVE MANAGER CAPITAL DELIVERY, Robert Hazzard
LINK TO CORPORATE PLAN:	Resilient and Environmentally Responsible Region. Plan for and provide community infrastructure to support growth, connectivity and livability.

1. PURPOSE

The purpose of this report is to provide information to Council in response to a petition received at Council's 29 January 2025 Ordinary Meeting, requesting that Council upgrade the final sections of Tinnanbar Road to a bitumen sealed surface.

2. EXECUTIVE SUMMARY

Council has completed detailed designs and cost estimates to upgrade the remaining sections of Tinnanbar Road to a bitumen sealed standard. The cost to complete these works are estimated to be \$5.27 million, excluding costs to upgrade the intersection of Maryborough Cooloola Road which may be required to be funded by Council as part of a cost sharing agreement with the Department of Transport and Main Roads (DTMR).

3. OFFICER'S RECOMMENDATION

That Council:

1. Receive and note the report relating to the completion of the final stages of Tinnanbar Road.
2. Advise the Chief Petitioner that upgrades to Tinnanbar Road will be considered in Council's future budgets.

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

Tinnanbar Road is a Council managed asset and is identified as a Rural Arterial Road in Council's road hierarchy. Tinnanbar Road is the primary access between the township of Tinnanbar and the state-controlled Maryborough Cooloola Road and has an average traffic volume of 144 vehicles per day as measured in February 2023.

Since 2001, there has been one (1) recorded accident within the unsealed section of Tinnanbar Road which occurred in 2023 and resulted in injuries requiring medical treatment. Crash records indicate that this incident occurred on a straight section of roadway and was a result of the vehicle leaving the carriageway.

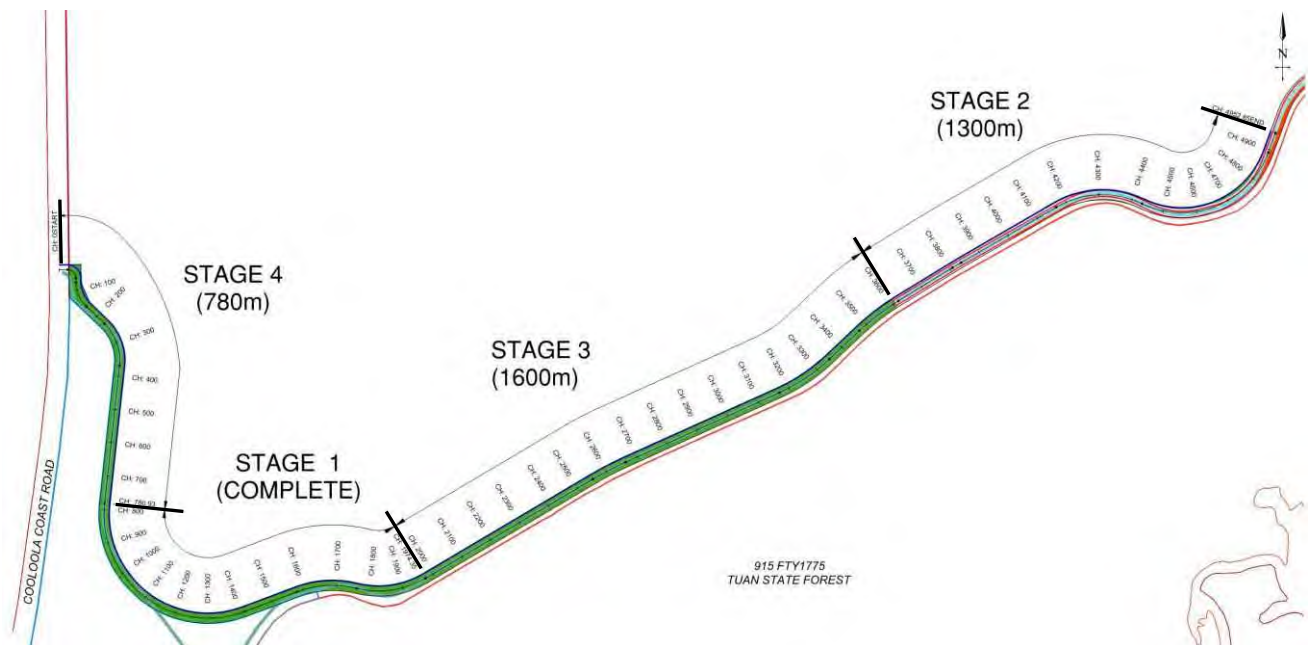
Tinnanbar Road is approximately 14.2km in length. The road has been progressively upgraded to a bitumen sealed standard over many years with approximately 3.7km of roadway constructed as an unsealed road.

Detailed designs and cost estimates have been developed for the upgrade of Tinnanbar Road, however, the impact of these upgrades on the intersection with Cooloola Coast Road has not been assessed.

The remaining unsealed sections of Tinnanbar Road are identified in Figure 1 along within an indicative staging sequence.

The remaining cost to upgrade Tinnanbar Road to a sealed standard is estimated at \$5,270,000 at current market rates, exclusive of upgrades to the intersection Cooloola Coast Road which are likely to be in the order of \$1 – 2 million.

Figure 1: Tinnanbar Road - Remaining unsealed sections and indicative upgrade staging



5. PROPOSAL

It is proposed that upgrades to Tinnanbar Road be considered in future budgets in accordance with Council's Infrastructure Investment Priority Framework.

6. FINANCIAL & RESOURCE IMPLICATIONS

The upgrade of the remaining sections of Tinnanbar Road are not included in Council's adopted 10-Year Plan.

7. POLICY & LEGAL IMPLICATIONS

The Local Government Act 2009 (Queensland), Section 60, Control of roads, enables Council to construct, maintain and improve roads within its local government area.

The TMR/Local Government Cost Sharing Agreement (2022-27 Edition) provides the framework for establishing Council's responsibilities for upgrading roads which intersect with the state-controlled road corridor.

8. RISK IMPLICATIONS

A risk assessment has been conducted which identified the below significant risks.

Risk Category	Risk Description	Mitigation Action
Financial	Site surveys have identified protected plants (Macrozamia) which are likely to be impacted by the road upgrades. There is a risk of project delays and increased construction costs due to the impact on protected plants.	Further assessments are required to be undertaken prior to construction commencing.
Financial	Upgrading the remaining sections of Tinnanbar Road would require Council to defer existing projects from within the adopted 10-Year Plan or raise additional revenue. The deferral of existing projects within the adopted 10-Year Plan may compromise Council's ability to maintain its existing assets resulting in increased maintenance expenditure.	It is proposed that investment decisions be made in accordance with Council's Infrastructure Investment Priority Framework.
Reputational	Failure to upgrade Tinnanbar Road is likely to lead to complaints from some members of the Tinnanbar community.	It is proposed that upgrades to Tinnanbar Road be considered in future budgets in accordance with Council's Infrastructure Investment Priority Framework.

9. CRITICAL DATES & IMPLEMENTATION

There is currently no implementation timeframe developed for the completion of upgrades to Tinnanbar Road.

10. CONSULTATION

Should Council support the Officer's recommendation, it is proposed to advise the Chief Petitioner that upgrades to Tinnanbar Road will be considered in future budgets in accordance with Council's Infrastructure Investment Priority Framework.

11. CONCLUSION

Upgrades to Council's Road Network are considered through Council's annual budget process in accordance with Council's Infrastructure Investment Priority Framework.

12. ATTACHMENTS

Nil