

13 November 2020



Gerard Carlyon  
Director - Development and Community  
Fraser Coast Regional Council  
PO Box 1943  
Hervey Bay Qld 4655

**BY POST/EMAIL – [planning.scheme@frasercoast.qld.gov.au](mailto:planning.scheme@frasercoast.qld.gov.au)**

Dear Mr Carlyon

The Urban Development Institute of Australia Queensland Fraser Coast branch (the Institute) writes to you on Fraser Coast Regional Council's Planning Scheme Review Project. We take this time to commend Fraser Coast Regional Council (council) on undertaking the process of reviewing the Fraser Coast Planning Scheme 2014 (the Planning Scheme) ensuring the policy planning framework is aligned with the current and future trends in the region.

The Planning Scheme is the region's key document to guide the region's future direction. A planning scheme is fundamental to allocate land use, development, and infrastructure throughout the region to balance economic, social, and environmental outcomes. In this respect, the Institute lends our experience as the peak professional body for the property development industry in Fraser Coast and Queensland.

We highlight that the property development industry is a major contributor to the Fraser Coast economy; with the industry providing 6.9% of the region's employment and \$556.3 million to the Gross Regional Product (GRP)<sup>1</sup>. Council's Planning Scheme needs to ensure the region is able to sustain the anticipated population growth reflected in KPMG's Insight into the future of Fraser Coast: Demographic and Economic Trend Analysis (Trend Analysis). Enabling efficient settlement growth and residential development in an orderly and timely manner will be critical to economic growth and to allow the region to house its population growth.

The Institute considers housing choice and diversity, and the provision of affordable housing as critical themes for council to consider as part of the review of the planning scheme. KPMG's Trend Analysis identifies key local characteristics and variances when compared to the State's current demographic and housing data. These differences point to the type of housing needed within the region and should be used to help guide future planning scheme amendments.

Generally, the Institute strongly recommends that council clearly articulate its vision and themes over the next 20 years. We recommend council focuses on future population needs to achieve a balance between economic, social, and environmental outcomes. Council's overarching vision must be concise in order to deliver on its proposed aspirations and goals.

The development industry, with its rich potential for creating local jobs, thrives in a market that has opportunity, certainty, and direction from the local government’s planning scheme. Council’s overarching vision and its ability to filter this through the planning scheme’s strategic outcomes and assessment benchmarks is critical. We strongly recommend council work closely with the Institute in developing its vision and scheme.

Our members have concerns with the region’s lack of housing diversity and the current scheme’s ability to cater to the needs of all segments of the community. Our members also have concerns over the affordability of housing (outside of the retiree market) and rental affordability in the region. The Institute points towards the region’s significantly lower general household income compared to the whole of Queensland (\$906 versus \$1,402) and higher unemployment rate (8.7% versus 6.1%). Further, according to the Socio-Economic Indexes for Areas (SEIFA), 59.4% of the region’s population sits within the most disadvantaged quintile compared to the whole of Queensland.

Ensuring the planning scheme can facilitate a broad spectrum of housing types, in all forms of housing tenure, will be key to ensuring the community needs can be met. The Institute does not recommend a new over-emphasis on any one type of housing but rather enabling choice for the future community. The following housing types should be considered in the context of this planning scheme review:

| <b>Housing Typology</b>                           | <b>Explanation</b>   |
|---|--|
| Secondary dwellings                               | These innovative forms of housing typologies allow for alternative forms of housing specifically targeted at lease form tenure. Often these housing types facilitate smaller, compact forms of development whilst maintaining the dwelling house as the dominant land use. Additionally, allowing these forms to be used as rentals can supplement and supply passive income to the primary household. These forms of housing can occur both in the greenfield and infill areas.   |
| Auxiliary units                                   |  |
| Fonzie flats                                      |  |
| <b>Housing Typology</b>                           | <b>Explanation</b>   |
| Detached housing                                  | Detached housing will continue to dominate the region’s housing due the overall demand and aspiration to hold homes on typically larger lots (500sqm or larger). Detached housing on lots less than 400sqm in places creates choice in the housing market and allows the community to enter into the housing market lower than the typical detached housing existing in the region. These forms of housing can occur both in the greenfield and infill areas but must well planned and located in proximity to existing or planned services and amenities. |
| Detached housing on small lots (less than 400sqm) |  |
| <b>Housing Typology</b>                           | <b>Explanation</b>   |
| Terrace/row housing                               |  |

|   |   |
|---|---|
| Duplexes, triplexes, quadplexes                             | These forms of housing typify more compact and denser forms of attached or detached (depending on the design) dwellings which may not exceed five. While the Queensland Planning Framework may acknowledge these housing forms as 'Multiple dwellings' (with exception to Duplexes), the Institute observes an opportunity to acknowledge them as formal land uses or terminologies in planning schemes and design assessment benchmarks to address the main aspects associated with these housing types. Terrace housing in particular that is gaining acceptance should be permitted as separate title small lots in many locations. These typologies offer additional choice of housing whilst still enabling a low to medium density transition form to occur. These forms of housing can occur both in the greenfield and infill areas but must well planned and located in proximity to existing or planned services and amenities. |
| <b>Housing Typology</b>                                     | <b>Explanation</b>  |
| Townhouses<br>Apartments                                    | These forms of housing offer greater density overall and represents a greater number of attached dwellings over a given site. These typologies offer additional choice of housing. These housing types are critical as they are typically located in proximity to service and amenity rich areas and support greater efficiency over the use of the land when compared to lower density style dwellings; maximising existing infrastructure. These housing forms allows the community to enter in property market potentially at lower cost compared to detached dwellings or cater for downsizers seeking to simply their lifestyle whilst maintaining homeownership. These forms of housing occur in infill areas but may occur in greenfield areas where included as part of a master planned community designed to offer housing choice.  |
| <b>Housing Typology</b>                                     | <b>Explanation</b>  |
| Retirement villages<br>Manufactured home residential parks. | These housing types are specifically targeted to cater to the community that are ageing and heading potentially into retirement. These typologies are alternatives to traditional style dwellings where they are focused on delivering higher standards of living and amenities. These are recognised in the Queensland Planning Framework and will be in demand for the region as demonstrated within KPMG's Trend Analysis. Specific codes, not compromised by other uses should be considered to facilitate these uses. These forms of housing occur in infill areas but can occur in greenfield where sufficiently planned for and must be have adequate land size to function.   |

Thank for providing the opportunity to put forward the Institute's views for the planning scheme review project. The Institute provides this feedback in the spirit of collaboration as a means of engaging with council to assist with improving the development outcomes in the Fraser Coast region. We are focused on collaborating with council to support good development and community

outcomes that grows a diversified economy. We welcome feedback or attendance at workshops to discuss productive outcomes with council staff.

If you have any questions relating to the matters raised in this submission, please contact Manager of Policy, Martin Zaltron ([mzaltron@udiaqld.com.au](mailto:mzaltron@udiaqld.com.au)) on (07) 3229 1589. We would welcome the opportunity continue to collaborate with council on the planning scheme review project and look forward to working with you to address the Institute's points raised above.

Yours sincerely,  
**Urban Development Institute of Australia Queensland**

A handwritten signature in black ink, appearing to read 'MKraft', written in a cursive style.

Megan Kraft  
**Fraser Coast Branch President**