

DRAFT REGIONAL PLAN
AND INFRASTRUCTURE PLAN

Wide Bay Burnett

2026



DELIVERING
FOR QUEENSLAND



Queensland
Government

The Department of State Development, Infrastructure and Planning connects industries, businesses, communities and government (at all levels) to leverage regions' strengths to generate sustainable and enduring economic growth that supports well-planned, inclusive and resilient communities.

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Minister's foreword

I am committed to delivering new regional plans, with supporting infrastructure plans, covering every corner of Queensland within this term of government. This is a significant program across the entire state, and no previous government has had the ambition or resolve to achieve this in a single term. It's work we need to do to give more Queenslanders a place to call home.

The Wide Bay Burnett region has a proud track record of backing itself. As the region continues to grow and attract new residents, planning must stay focused on what matters most: delivering more homes, securing local jobs, and supporting economic growth. Achieving these outcomes requires clear direction for land use, certainty for investment, and enabling infrastructure.

The draft Wide Bay Burnett Regional Plan and Infrastructure Plan 2026 sets a clear, long-term vision for accommodating growth while enhancing quality of life and building strength for the future. The draft plan outlines a clear, land use focused framework to guide future development and infrastructure across the region. It strengthens regional planning across local government boundaries to unlock housing supply and support economic development. The plan is practical and forward-looking, grounded in local conditions to support better long-term land use and infrastructure planning outcomes.

Housing is central to this plan. Queensland is securing our housing foundation by boosting supply and increasing home ownership and in the Wide Bay Burnett region this means supporting more homes by identifying land which can be developed efficiently, and is in well-located areas close to jobs, services and community services.

Just as important, the plan backs the region's economic strengths and future industries, supporting a productive and connected regional economy built on industries such as primary production, manufacturing, resources, and tourism. Jobs are central to Wide Bay

Burnett's future, with top employment industries in healthcare, retail, construction, education and training. The Wide Bay Burnett region has the potential to create more pathways to real opportunities, especially for young people who want to study, work and build a life close to home.

Growth must also protect what makes the region special. The Wide Bay Burnett's landscapes from its coastlines and water to its forest and productive rural areas, underpin the lifestyle and visitor economy so many local jobs rely on.

The supporting infrastructure plan focuses on aligning where long-term investment is needed in transport, water supply, energy systems and digital connectivity, alongside the social infrastructure to support the long-term land use pattern. The coordination of infrastructure sequencing and investment priorities across government, councils and industry provides greater certainty for development, and ensures public investment is timely where it delivers the greatest economic and community benefit.

This draft Wide Bay Burnett Regional Plan and Infrastructure Plan 2026 sets the foundation for progress. This plan is about delivering real outcomes and responding to change. It will drive growth, strengthen the region's position, and safeguard the unique character of Wide Bay Burnett for generations to come. We want to hear your thoughts because great planning starts with listening. By working together, we can secure a strong future for the Wide Bay Burnett.

Let's make it happen.

Jarrold Bleijie MP.

Deputy Premier
Minister for State Development,
Infrastructure and Planning and
Minister for Industrial Relations



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A plan prepared in partnership

The draft Wide Bay Burnett Regional Plan and Infrastructure Plan 2026 has been prepared in partnership with local governments located within the Wide Bay Burnett region.

- Bundaberg Regional Council
- Fraser Coast Regional Council
- North Burnett Regional Council
- Cherbourg Aboriginal Shire Council
- Gympie Regional Council
- South Burnett Regional Council

CHAPTER 1

The plan for **Wide Bay Burnett**

THE PLAN FOR WIDE BAY BURNETT

Vision - 20 years and beyond

In 20 years and beyond, a child born today will have clear pathways to a lifetime of real opportunities within Wide Bay Burnett, with access to an industrious and connected regional economy, built on clean and productive industries.

Wide Bay Burnett has an established reputation for retirees, but future prosperity relies on youth retention and attracting new working age talent. Emphasis around housing supply and economic growth are prioritised, providing clear pathways for success and broader promotion of the region's appeal.

The region envisions settlements that can accommodate growth while offering a mix of housing types tailored to community needs. Housing development will prioritise vibrant, diverse and accessible robust communities that are well-connected to essential services and facilities.

Strengthening its position as a manufacturing powerhouse, the region will be supported by industrial land and efficient freight networks, embracing diversification, technological advancements, and specialisation with established and emerging industries. Allied service sectors, including health, education, and tourism, will expand to enhance service delivery and create meaningful employment pathways. Competitive local businesses, empowered by a skilled workforce, will drive economic success. The agricultural sector will continue to evolve into a sustainable, innovative and diverse industry with value-added opportunities. Additionally, the region aspires to lead Queensland in delivering affordable and reliable energy systems, further cementing its economic resilience.

Conserving and celebrating the region's unique environmental features will enhance amenity while attracting and retaining residents and visitors. The region's natural assets underpin ecotourism opportunities, contributing to the region's economic and cultural vibrancy.

Prioritising amenity, the region will ensure its communities remain attractive for future generations. Fostering high quality of life will be achieved through well-connected essential services such as specialised health, knowledge, and service industries improving socio-economic outcomes, and supporting community wellbeing.

Infrastructure planning and delivery aligned to new growth areas and supportive policy settings are recognised as critical enablers to support economic growth and improved living standards. Efficient freight networks will support industrial and agricultural activities, while strategic infrastructure planning will ensure the region is equipped to meet future demands.

THE PLAN FOR WIDE BAY BURNETT

Wide Bay Burnett snapshot



Population

310,730

2021

2046

 359,190
to
414,775


Age

Expected **8% increase** in people aged over 65 years

2021

27% (ABS census)

2046

▲ 35% (medium series)

Source, 2021: ABS census

2046: Queensland Government Population Projections, 2023 edition, Medium to High Series



Dwelling projections

25,800-48,945

new dwellings required by 2046



Housing mix

Detached housing is the dominant type making up

87.8% in 2021


Small households

One to two people households increasing to

▲ 63% in 2046

Economy

\$18.76B

Gross Regional Product (2024, NIEIR)



Conservation areas

4,500km²

9% of Wide Bay Burnett is conservation areas (conservation park, national park)

Top employing industries

(2023-2024 - NIEIR)


20.8% Healthcare and social assistance

10.5% Retail trade

9.3% Construction

9.2% Education and training

THE PLAN FOR WIDE BAY BURNETT

Regional context

Wide Bay Burnett includes the local government areas of Bundaberg Regional Council, Cherbourg Aboriginal Shire Council, Fraser Coast Regional Council, Gympie Regional Council, North Burnett Regional Council, and South Burnett Regional Council.

The regional boundary and local government areas are shown on **Map 1**.

The future for the region holds both opportunities and challenges, some unique to the region and others the result of national and global trends. Understanding these helps to identify gaps and opportunities in existing regional responses, enabling the region to best prepare and adapt to the influences of tomorrow. The following highlights these influences and identifies the implications for the region.

Regional growth and housing

The region is navigating opportunities and challenges around regional growth, housing supply, and housing need as it adapts to an ageing population, urbanisation, and workforce engagement. By 2046, the median age is expected to rise to 54 years, requiring careful planning to address housing and community infrastructure needs while supporting an ageing demographic. As younger residents move to urban centres for education and employment, the region has the potential to attract and retain talent by promoting its lifestyle. Urbanisation is also driving a shift towards coastal centres, highlighting the need for strategic planning to ensure appropriate housing and services meet the needs of evolving communities. With a proactive approach, the region can be prepared for growth.

Regional economy

The region has historically benefitted from a strong regional workforce and well-established industries specialised in primary production and manufacturing. As the region enters the mid-21st century, it is well-placed to capture new and expanding economic opportunities. This includes a shift towards sustainable agriculture and forestry practices, as well as emerging technologies in critical minerals. It also highlights specialisations in advanced manufacturing, energy production and storage, and health and knowledge industries. These future workforce demands will require the region to grow and sustain a more stable and versatile labour force. With proximity to the South East Queensland (SEQ) region and the Port of Bundaberg, there is potential to enhance direct access to national and international markets. Strategic planning and innovation will be critical to ensuring the region remains competitive and resilient in the global marketplace.

Ecotourism and biodiversity

The Wide Bay Burnett region boasts nationally and internationally significant attractions, including World Heritage-listed K'gari (Fraser Island) and the Ramsar-listed Great Sandy Marine Park. Its rich biodiversity and iconic landscapes support a thriving ecotourism industry and enhance the region's appeal to visitors and residents.

Infrastructure networks

Significant opportunities exist to enhance infrastructure through advanced technology and regional cooperation. Dispersed settlement patterns and growing urbanisation present a chance to strategically invest in innovative solutions, such as improved road networks, digital infrastructure and optimisation of services like telehealth and education. With thoughtful planning and collaboration, efficient and innovative infrastructure can be developed to support communities, meet future needs, and attract new residents, fostering long-term growth and prosperity.

Map 1 Local government areas of Wide Bay Burnett

Legend

-  Local government boundary
-  Wide Bay Burnett Regional Plan and Infrastructure Plan boundary
-  Surrounding regional plan boundaries
-  National park
-  Major waterbody
-  Reef and shoals
-  Major river

CENTRAL
QUEENSLAND
REGIONAL PLAN

BUNDABERG

NORTH BURNETT

FRASER COAST

GYMPIE

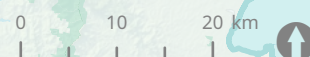
CHERBOURG

SOUTH BURNETT

DARLING DOWNS
REGIONAL PLAN

SOUTH EAST
QUEENSLAND
REGIONAL PLAN

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Map 2 Regional context

Legend

- Major port
- Major airport
- Airport/aerodrome
- Abattoir/feed lot/piggeries
- Food and beverage manufacturing
- Material manufacturing
- Sugar mill
- Timber mill/manufacturing
- Operating mine
- Connectivity improvements
- Main urban settlement
- Bundaberg State Development Area (SDA)

- Rural activities
- Agricultural land classification (class A and B)
- National park
- State forest
- Great Barrier Reef World Heritage Area
- Major waterbody
- Reef and shoals
- Major river
- Railway
- Major road
- Local government boundary
- Wide Bay Burnett Regional Plan and Infrastructure Plan boundary



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Map 3 Inter-regional relationships



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LOCAL GOVERNMENT NARRATIVES

Local government narratives

Covering an area over 55,417 square kilometres and home to more than 330,000 people, the region has a widely dispersed population and settlement pattern made up of distinctive communities with diverse characters. Its coastal and inland towns including Bundaberg, Gympie, Hervey Bay, Kingaroy and Maryborough are complemented by its smaller rural, seaside and historical settlements including Cherbourg, Childers, Gayndah, Murgon, Nanango, Kilkivan and Tin Can Bay.

Population projections used in the draft regional plan are based on the Queensland Government Statistician's Office (QGSO) data (2023 Edition). A data range (medium to high series) is used to reflect uncertainties of long-term forecasting, settlement patterns and the impacts of visitors and transient workers.

Bundaberg

Population	100,120 in 2021 (ABS census) 114,090 to 129,450 in 2046 (Queensland Government population projections, 2023 edition, medium to high series)
Dwellings	43,975 in 2021 (ABS census) 50,920 to 57,100 in 2046 (Queensland Government population projections, 2023 edition, medium to high series)
Opportunities	• Consolidating coastal growth between Bargara and Elliott Heads • Improving diversity across housing types to meet the needs of the community, and to facilitate downsizing and the renewal of old housing stock • Increasing residential densities and growing the night-time economy in central business areas, to increase vibrancy and reinforce the primacy of the CBD
Considerations	• Coastal protections, including sea turtles and shorebirds • Value-adding to agricultural production, and protecting agricultural uses from urban expansion and rural residential uses • Infrastructure investment to support and facilitate growth, including at the Port of Bundaberg and the Bundaberg State Development Area • Role and location of short-term accommodation to meet tourist and key worker/temporary worker demand

LOCAL GOVERNMENT NARRATIVES

Cherbourg

Population	1,210 in 2021 (ABS census) 1,345 to 1,495 in 2046 (Queensland Government population projections, 2023 edition, medium to high series)
Dwellings	320 in 2021 (ABS census) 430 to 565 in 2046 (Queensland Government Population Projections, 2023 edition, medium to high series)
Opportunities	• Town centre precinct enhancement • Improved connectivity to places of education and employment (e.g. Murgon) • Providing housing product within or adjacent existing townships that meets the future needs of residents (including ageing-in-place)
Considerations	• Serviceability of new development

Fraser Coast

Population	112,080 in 2021 (ABS census) 136,870 to 162,130 in 2046 (Queensland Government population projections, 2023 edition, medium to high series)
Dwellings	50,410 in 2021 (ABS census) 60,975 to 69,655 in 2046 (Queensland Government Population Projections, 2023 edition, medium to high series)
Opportunities	• Increased housing diversity through centre-based development and infill • Strengthening Hervey Bay and Maryborough as complementary employment and service centres • Reinvigoration of night-time economy • Economic diversification through advanced manufacturing, renewable energy, health and circular economy activities • Growth in ecotourism and heritage-based tourism • Improved integration of land use, transport and infrastructure planning
Considerations	• Managing growth in areas more prone to bushfire risk, flood risk, coastal hazards and severe weather • Protection of environmental values, waterways and coastal ecosystems • Infrastructure capacity and sequencing to support housing and employment growth • Role and location of short-term accommodation to meet tourist and key workers/ temporary worker demand • Function and sustainability of smaller communities • Alignment with state infrastructure, transport and economic priorities

LOCAL GOVERNMENT NARRATIVES

Gympie

Population	53,850 in 2021 (ABS census) 60,835 to 69,565 in 2046 (Queensland Government population projections, 2023 edition, medium to high series)
Dwellings	23,765 in 2021 (ABS census) 28,260 to 32,060 in 2046 (Queensland Government population projections, 2023 edition, medium to high series)
Opportunities	• Consolidation and renewal of existing urban areas, including revitalisation of ageing housing stock, to support housing diversity, centre vitality and efficient infrastructure use • Strengthening Gympie's role as a regional gateway and service centre for northern SEQ and Wide Bay, supported by transport upgrades and health, education and community infrastructure • Leveraging Gympie's tree-change, coast and hinterland lifestyle attributes, combined with affordability, to attract new residents, workforce and investment • Renewable energy and clean-economy development, building on major projects to support jobs, skills and industry diversification • Growth of ecotourism and destination experiences across the coast-to-hinterland corridor, including Rainbow Beach, Tin Can Bay and the Mary Valley
Considerations	• Flooding, topography and broader severe weather challenges, including implications for future settlement patterns, infrastructure design and growth sequencing • Protection of sensitive coastal and environmental areas, particularly turtle and shorebird habitat, waterways and landscape values • Managing the interface between residential growth and industrial and agricultural expansion, including buffers, transition areas and land use conflict mitigation • Role and location of short-term and key-worker accommodation, particularly in high-amenity and coastal locations

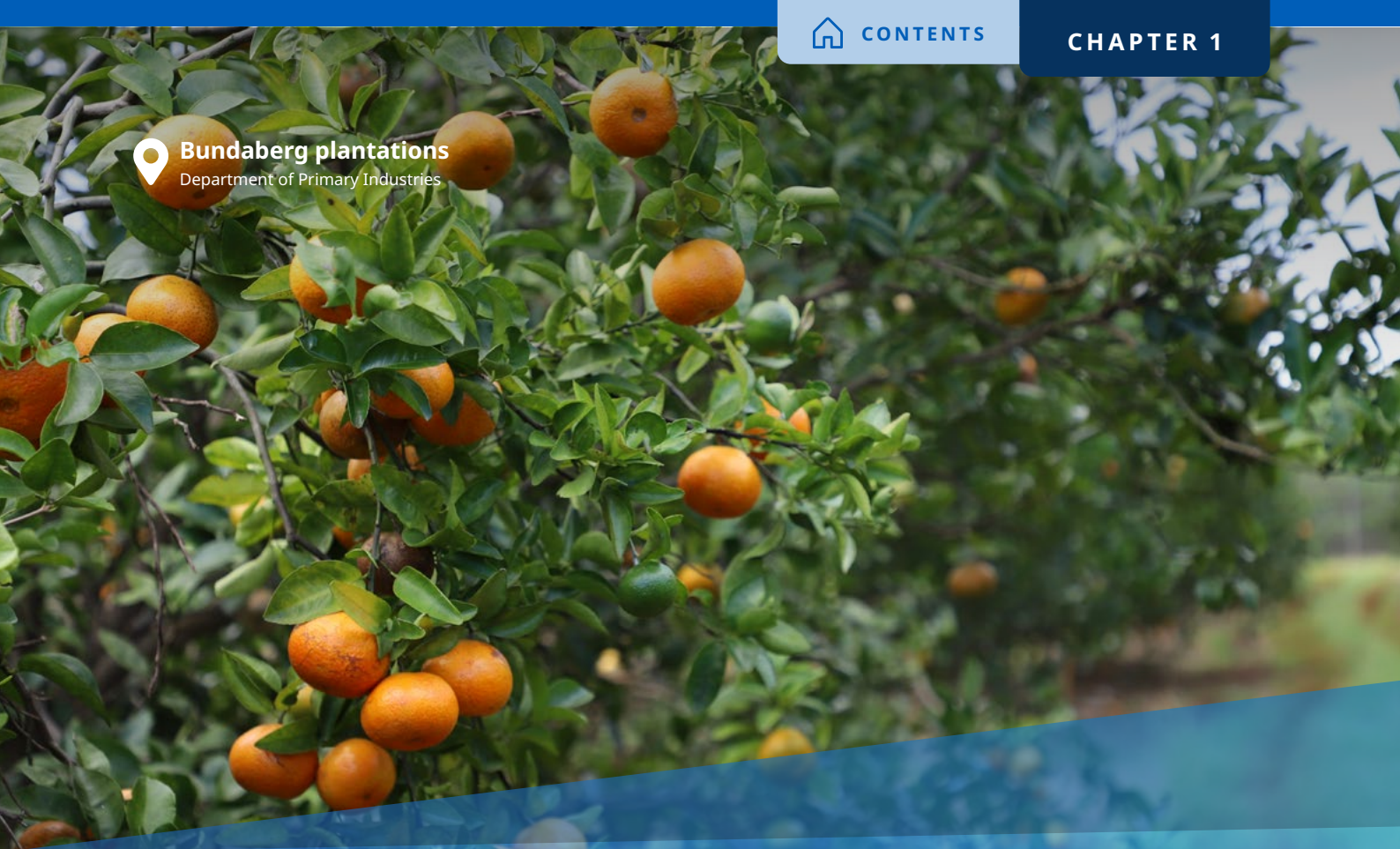
LOCAL GOVERNMENT NARRATIVES

North Burnett

Population	10,145 in 2021 (ABS census) 9,360 to 10,570 in 2046 (Queensland Government population projections, 2023 edition, medium to high series)
Dwellings	5,140 in 2021 (ABS census) 5,410 to 5,735 in 2046 (Queensland Government population projections, 2023 edition, medium to high series)
Opportunities	• Diversity of residential development types for all age groups • Plan for sustainable economic growth across the region's diverse communities • Retain primacy of key centres to promote community vibrancy and investment attraction
Considerations	• Standards of infrastructure and services for existing and future communities' region-wide • Key worker and permanent accommodation for temporary workforces • Physical and digital connectivity, including to larger centres, key corridors and further afield

South Burnett

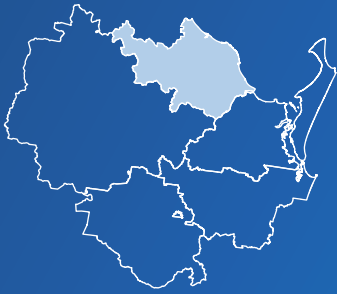
Population	33,325 in 2021 (ABS census) 36,690 to 41,565 in 2046 (Queensland Government population projections, 2023 edition, medium to high series)
Dwellings	15,665 in 2021 (ABS census) 19,080 to 23,105 in 2046 (Queensland Government population projections, 2023 edition, medium to high series)
Opportunities	• Expand and secure additional water to support residential growth, existing industries, agricultural productivity and attraction of new investment • Deliver trunk infrastructure to unlock housing opportunities including aged care, workforce accommodation and residential housing that will meet growing population needs • Establish a circular economy precinct to create opportunities to build on the region's agricultural, energy, waste, water, manufacturing and transport strengths • Expand university and tertiary education opportunities within the South Burnett to help retain young people, strengthen workforce skills and improve long-term job security across the region
Considerations	• Protection of South Burnett's rural character, scenic landscapes, environmental values, water catchments and productive agricultural land • Transport requirements for an ageing population and lack of education opportunities locally • Managing housing supply constraints, including low rental availability, limited housing diversity, construction costs, workforce shortages and development feasibility



 The following narratives have been created by each local government to best represent their community.

Bundaberg Regional Council

Local government area statistics

LOCATION 	KEY CENTRES • Bundaberg • Bargara • Childers • Gin Gin	LAND AREA 6,425km ² OTHER COMMUNITIES Moore Park Beach, Burnett Heads, Innes Park, Coral Cove, Elliott Heads, Woodgate Beach
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Housing aspirations

The settlement pattern is focused on the regional city of Bundaberg, which is the principal service centre for Bundaberg region, where major retail, health, commercial, financial and government agencies are located. The region comprises an orderly and recognisable network of cities, towns and villages that provide attractive living opportunities in close proximity to employment, education and services. The pattern of settlement supports and reinforces Bundaberg as the principal activity centre for the local government area, while simultaneously accommodating significant levels of growth in the region's coastal and hinterland towns.

Bundaberg faces multiple housing market pressures driven by population growth, an ageing population, and smaller households, demanding more diverse housing options. However, the market remains dominated by detached housing, creating a critical mismatch with affordability needs, particularly affecting low-income households. These challenges are added to by persistent barriers to infill and higher-density projects due to feasibility issues, cost constraints, and workforce pressures, all of which challenge housing affordability, diversity, and urban form. Well-informed and proactive planning processes are further needed in the preservation of built and natural heritage while still facilitating regional growth and development.

Economic opportunities

Bundaberg is known as one of Australia's largest agricultural food bowls and for its iconic food and beverage manufacturing. In addition to agriculture and manufacturing industries, the health, construction, tourism and education industries are all key contributors to Bundaberg's already balanced and stable economy, with each of these sectors set to experience expansion in the coming years.

These existing economic foundations will remain pivotal in shaping the future for the Bundaberg local government area. Major hospital expansions are planned, and Bundaberg continues to position itself as a university city with subsequent opportunities in education, student accommodation and other support services. The agricultural sector similarly continues to expand and diversify. Tourism experiences that showcase the region's natural environment and agricultural sector continue to expand, and new tourism experiences previously untapped are being developed and marketed.

With a strong agricultural base and support from existing education and transport facilities, specialist opportunities for the development and application of agricultural technologies, bioenergy and bioproduct manufacturing, and advanced food and beverage manufacturing will continue to emerge. The Port of Bundaberg and adjacent State Development Area (SDA) represent a significant opportunity for economic growth as the main commercial port asset in the region, providing valuable connections to domestic and international markets and commodities. Expansion of local capabilities to supply Australia's growing defence industry also continue, contributing to efforts at encouraging consideration of accommodating a future naval base near the Port of Bundaberg.

Unique lifestyle values

Bundaberg prides itself on being Queensland's lifestyle capital, where residents experience an affordable and high-quality lifestyle set amongst a diverse natural environment. It offers the region many essential and higher-order services as well as critical infrastructure for the region.

The region provides a diverse mix of places, where residents are accommodated across city, coastal, hinterland and rural settings. Each place with its own distinct character and identity. From the river city of Bundaberg to the coastal urban settlements stretching from Moore Park Beach to Woodgate Beach, and the rural towns of Childers and Gin Gin to the surrounding villages, the region presents a rich variety of lifestyle opportunities.

The extensive employment opportunities and diverse natural landscape support a generally more relaxed lifestyle. The resources and values of each local community contribute to rich cultural experiences and a strong, enduring community spirit.

Infrastructure

As future demands may challenge the capacity of the Bundaberg Ring Road as a key freight corridor, improving the safety and efficiency of access for freight and general traffic to the Port of Bundaberg and the SDA is essential for regional employment and economic growth. The delivery of a Paradise Dam project will restore the water supply capacity of the dam, meet stringent safety criteria, and reliably provide the Bundaberg region with irrigation water to boost agricultural productivity.

 Historic Cherbourg State Aboriginal Settlement, Cherbourg
Cherbourg Aboriginal Shire Council



Cherbourg Aboriginal Shire Council

Local government area statistics

LOCATION



KEY CENTRES

- Cherbourg

LAND AREA

30km²

Population

Population estimates for Cherbourg vary. Figures derived from local government and service-based administrative data can differ from official population statistics, largely due to differences in how populations are counted and who is defined as a resident. They reflect the likelihood of undercounting in the Census. The 2023 edition Queensland Government Population, Household and Dwelling projections do not reflect the current and future population and dwelling projections for Cherbourg.

Cherbourg

Cherbourg is one of the oldest Aboriginal communities in Queensland and was established in the 1900s as an Aboriginal mission. Its unique history and identity, cultural and natural assets, and community spirit, makes Cherbourg and its residents a highly valued and significant part of the region.

With a modest population, small workforce and local employment opportunities, Cherbourg's employment profile is dominated by the public sector, with public administration and safety, healthcare and social assistance and education and training the main employment sectors.

In addition to these service sectors the Cherbourg Material Recovery Facility is an example of industry providing local employment and training opportunities and leading the community towards sustainable development goals. Supported by the state government, significant growth in this facility's annual output and service footprint is anticipated. Civic revitalisation and civil infrastructure improvement remain important priorities to improve community and encourage local industry and employment opportunity.

The potential to further celebrate the region's natural, cultural and heritage assets more broadly through authentic First Nations tourism experiences warrant investigation and promotion if tourist visitor yields are to be improved.



The Ration Shed Museum, Cherbourg
Cherbourg Aboriginal Shire Council

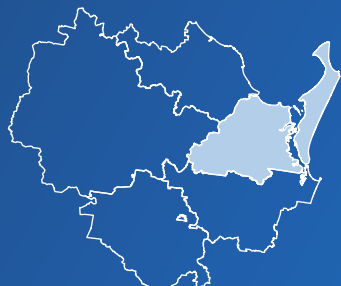


Welcome to Cherbourg
Cherbourg Aboriginal Shire Council



Fraser Coast Regional Council

Local government area statistics

LOCATION 	KEY CENTRES • Hervey Bay • Maryborough • Howard • Tiaro • Burrum Heads	LAND AREA 7,095km² OTHER COMMUNITIES Toogoom, Dundowran / Dundowran Beach, River Heads, Maaroom, Boonooroo, Tuan, Poona, Tinnanbar, Bauple
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Population

Recent demographic analysis indicates the Fraser Coast is projected to reach approximately 162,000 residents by 2045, driven largely by internal migration, with growth concentrated in Hervey Bay and Maryborough continuing to play a complementary regional role. Council's Fraser Coast Futures 2036 Economic Development Strategy recognises the challenges associated with an ageing, lifestyle driven population and identifies population diversity and workforce attraction as critical to long-term economic resilience, with Council actively pursuing initiatives to retain young people and attract young families and workers. Updated projections indicate a requirement for an additional 16,000–16,200 dwellings by 2045, highlighting the importance of aligning housing supply, diversity and infrastructure sequencing with economic, workforce and liveability objectives to support sustainable growth.

Housing aspirations

Fraser Coast's settlement pattern comprises a network of coastal, riverine and rural communities anchored by Hervey Bay and Maryborough. As a key location within the Wide Bay Burnett region, future housing growth will be directed to existing urban areas and planned growth fronts to reinforce a compact, efficient settlement pattern while protecting areas of high environmental, agricultural and cultural value.

Council's planning framework supports increased housing diversity through a mix of dwelling types, densities and tenures, particularly within centres and well-located infill areas. This approach responds to changing household needs, including population ageing, smaller households and workforce accommodation, while enabling renewal of ageing housing stock and supporting the retention and attraction of working age residents, families and key workers.

Housing delivery will be guided by climate responsive planning, with land use decisions informed by flood risk, coastal hazards and long-term resilience. Growth will be sequenced with infrastructure and community facilities to ensure safe, accessible and liveable communities.

Economic opportunities

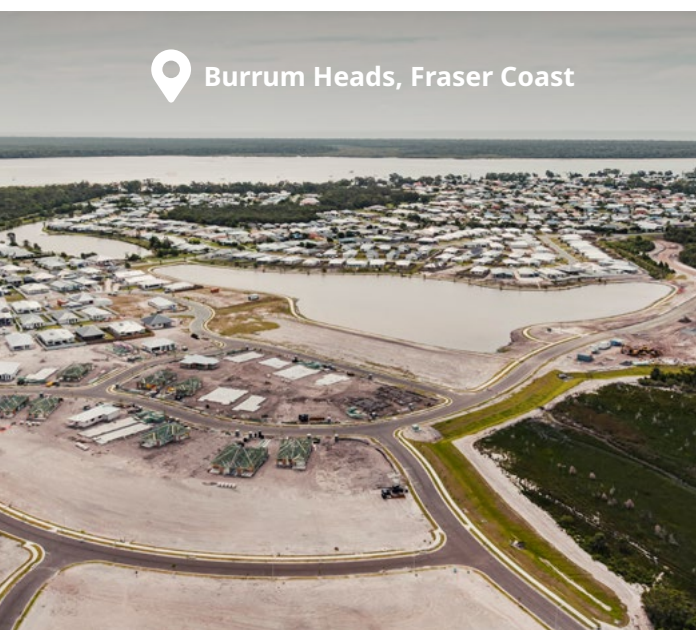
The Fraser Coast economy is evolving from its long-established foundations in agriculture and manufacturing toward a more diverse and service oriented regional economy. Healthcare and social assistance have emerged as a major driver of employment and economic growth, reflecting population growth and an ageing demographic, alongside continued growth in education, construction and professional services.

Council's economic direction prioritises diversification, innovation and higher value employment. Opportunities include advanced and niche manufacturing, defence and rail industries, renewable energy and associated supply chains, and circular economy activities such as resource recovery and recycling, building on existing industrial capability and the region's strategic location within Wide Bay Burnett.

Tourism will remain a key contributor, with a growing focus on ecotourism, cultural tourism and experience-based offerings linked to natural and heritage assets, particularly outside the main urban areas. Strengthening skills development, education pathways and digital connectivity will be critical to retaining young adults and families, attracting investment and supporting long-term productivity.

Fraser Coast is well-positioned to contribute to the Brisbane 2032 Olympic and Paralympic Games, hosting Archery, fostering local talent and supporting Olympic and Paralympic pathways.

 Burrum Heads, Fraser Coast



Unique lifestyle values

The Fraser Coast offers a distinctive lifestyle shaped by its coastal setting, river systems, rural landscapes and strong community identity. Natural assets, including the Great Sandy Strait, beaches, wetlands and hinterland environments, underpin liveability, biodiversity and tourism appeal.

Maryborough's rich heritage, combined with the contemporary coastal lifestyle of Hervey Bay and surrounding towns, creates a diverse sense of place that attracts residents at all life stages. These qualities support a relaxed yet connected regional lifestyle, reinforced by access to services, employment and education.

Future growth will be managed to protect and enhance these values, ensuring development respects local character, environmental and cultural heritage, and supports healthy, inclusive and resilient communities.

Infrastructure

Fraser Coast's infrastructure network supports its role as a key service hub the Wide Bay Burnett, providing transport, health, education and community facilities that serve both local communities and the wider region. Road and rail connections link the area to Brisbane, Gladstone and inland Queensland, supporting freight movement, tourism and workforce mobility. The Fraser Coast will see major improvements to the Bruce Highway including the new Tiaro Bypass and upgrades at Walker Street. These upgrades will support economic growth, connect communities, facilitate the movement of goods and services, and provide vital access for residents and tourists.

Infrastructure planning focuses on optimising existing assets, aligning land use and infrastructure sequencing, and improving resilience to climate and disaster related risks, particularly flooding and coastal hazards. Key priorities include transport connectivity, water and wastewater services, digital infrastructure and community facilities that respond to the needs of a growing and ageing population.

Continued population and housing growth will require timely investment in enabling infrastructure. The Fraser Coast Water Grid is a critical project that strengthens water security and network resilience between Hervey Bay and Maryborough and supports planned housing supply and broader economic growth. Ongoing coordination with state and regional partners will remain essential to support sustainable growth and emerging industries, including renewable energy and circular economy activities.

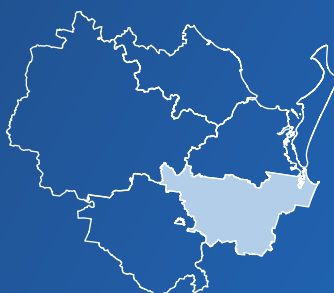
K'gari (Fraser Island) ecotourism Tourism and Events Queensland





Gympie Regional Council

Local government area statistics

LOCATION 	KEY CENTRES • Gympie • Kilkivan • Gungalda • Imbil • Tin Can Bay	LAND AREA 6,890km ² OTHER COMMUNITIES Goomeri, Rainbow Beach
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Growth rate

Current growth rate of the Gympie Region is well above the 2023 edition Queensland Government population projections. Council's average annual population increase of 1,244 persons for a total estimated 2026 population of 60,071 or an average annual growth rate of 2.3% for the period 2021 to 2026.

Housing aspirations

Gympie is experiencing steady population growth, driven by its affordability, accessible lifestyle and proximity to South East Queensland. Housing supply will be guided by an integrated approach that balances urban renewal, revitalisation of town centres, rural residential opportunities and protection of key environmental values. This approach ensures Gympie's housing future remains affordable, resilient and reflective of local character.

Economic opportunities

Gympie's economy continues to evolve as a diverse, resilient and opportunity-rich regional economy, with traditional strengths complemented by emerging growth sectors. The region benefits from a strong employment base in healthcare and social assistance, its largest sector, alongside construction, retail, education and transport. Agriculture remains an economic cornerstone, supported by livestock, horticulture, timber and value-added processing industries.

Gympie is emerging as a renewable energy hub, with major projects such as the Borumba Pumped Hydro and large-scale battery energy storage initiatives positioning the region as a future leader in Queensland's clean energy transition. These projects present opportunities for local jobs, supply-chain participation and long-term industry diversification.

The tourism economy continues to grow around Gympie's coast-to-hinterland experiences, including Rainbow Beach, Tin Can Bay, the Mary Valley and numerous villages and trails. Opportunities exist to grow ecotourism, adventure tourism, accommodation diversity and destination infrastructure as the region strengthens its identity as an accessible, nature-based tourism location.

Unique lifestyle values

Gympie is a region defined by its distinctive blend of coastal, riverine and hinterland environments, a rich cultural identity, and a strategic position as the northern gateway to South East Queensland. Strong community values, deep connections to country and a growing population continue to shape the region's trajectory. The region's liveability, grounded in affordability, access to nature and connected community, continues to attract new residents and businesses, reinforcing Gympie's position in diversifying while staying true to its rural foundations.

Infrastructure

Infrastructure investment is foundational to Gympie's long-term growth. The Gympie Water Resilience and Augmentation Project is an important initiative that expands water capacity, facilitates new housing and strengthens resilience to future demand. Significant transport upgrades, including the new Bruce Highway, enhance regional access, freight movement and safety, directly supporting economic productivity and shaping future settlement patterns. Infrastructure planning will remain coordinated with land use decisions, hazard mitigation and environmental protections to ensure growth is efficient, sustainable and aligned with regional aspirations.

 **Three Moon Silo, North Burnett**
Tourism and Events Queensland



North Burnett Regional Council

Local government area statistics

LOCATION 	KEY CENTRES • Biggenden • Gayndah • Eidsvold • Monto • Mount Perry • Mundubbera	LAND AREA 19,670km² OTHER COMMUNITIES 25 villages and farming catchments
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Population

In 2024, North Burnett's population reached a six year high of 10,482, following average yearly growth of 113 per year from 2021 to 2024. Whilst projections have indicated a decline to 2046, the abundance of land, economic opportunities, and continued strong demand for housing stock suggest continued growth opportunities.

Housing aspirations

North Burnett's housing needs are region wide. Potential for increased housing, including key worker accommodation, and diversified housing types, requires investment in supporting infrastructure, with the region providing a significant advantage through large areas of available land.

Growth within and surrounding the existing key centres, providing a broad range of housing types, in well serviced locations, remains a key focus for the region. This growth will bolster economic growth opportunities and growth of the required community services, such as healthcare and education, including in areas experiencing current low levels of services.

Residential aged care accommodation is a significant need due to cost and viability challenges. Housing for workforce accommodation to support existing and potential businesses, rural production, major infrastructure and energy projects is also needed to support existing and future economic activity.

Economic opportunities

North Burnett's key centres play a key role in future growth and economic opportunity, along with the rural sector.

Agricultural production plays a pivotal role in shaping the region's future through cattle grazing, piggeries, citrus growing, feed crops, cereals, berries and legumes. This vital and vibrant industry, and large areas of available land, provide opportunities for value-added processing, and complementary agricultural production, processing and related services, for the region and beyond.

With an abundance of minerals across the North Burnett, mining and extraction opportunities, particularly for high value products, are a significant emerging opportunity, building on existing activities, and opening up new resources.

The region is well placed to support energy production, as a complementary sector working in with agricultural production, to benefit from the existing transmission line infrastructure within a well-located region.

To support agricultural growth, minerals extraction and energy production, infrastructure and service planning including robust transport, freight, and distribution infrastructure is crucial.

Unique lifestyle values

The naturally beautiful North Burnett is renowned for its majestic landscapes, vibrant communities, rich cultural heritage, pristine national parks and waterways and exceptional agricultural product.

The region is home to a mix of urban centres, rural towns and smaller communities each with its own distinct role and character.

Surrounding the Burnett River, and numerous other waterways within the catchment – the region provides life and leisure to our farmers, graziers, locals and visitors – the region is agriculturally diverse and nationally recognised for the quality of its citrus, grapes, blueberries, watermelons, pecans, peanuts, beef, pork and dairy products.

With National Parks occupying around 15% of the North Burnett's land area, there are a multitude of natural and created opportunities for recreation and physical activity including horse riding, bushwalking, cycling, fishing, and camping.

Alongside its abundant natural beauty and thriving agricultural productivity, this region offers residents, visitors and tourists a warm and welcoming lifestyle.

Infrastructure

The North Burnett is well placed to provide improved intra-regional connectivity to and from all directions. Improvement in the two key highways traversing the region (north/south and east/west), along with an increase in services will support the existing and potential population and economic opportunities.

Physical and digital connectivity within the North Burnett, across the broader region, to larger centres, key corridors and further afield is crucial for the ongoing development of the region.

The region's infrastructure is susceptible to natural hazards, impacting on local communities and connectivity, whilst also impacting on intra-regional connectivity and freight movements.

Infrastructure improvements to support an ageing population, and the need to broaden the demographic profile, are required through improvements in health services and community support services. Infrastructure provision will improve the liveability of the North Burnett and generate prosperity for current and future generations.



South Burnett Regional Council

Local government area statistics

LOCATION



AREA SIZE

8,380km²

KEY CENTRES

- Kingaroy
- Nanango
- Murgon
- Wondai
- Blackbutt
- Proston

LOCALITIES

Ballogie, Booie, Chahpingah, Cloyna, Coverty, Crawford, Goodger, Ironpot, Mondure, Wattlecamp, Wheatlands, Windera

VILLAGES

Benarkin, Bunya Mountains, Durong, Hivesville, Kumbia, Maidenwell, Memerambi, Moffatdale, Tingoorra, Wooroolin

Housing aspirations

The South Burnett is made up of a network of distinct towns that service the surrounding agricultural, manufacturing and energy industries. Kingaroy operates as the primary commercial, administrative and healthcare centre for the region. It is supported by secondary service towns including Nanango, Murgon and Wondai and smaller townships like Blackbutt, Proston and Kumbia that act as local hubs.

Housing across the region consists mostly of low-density, stand-alone houses, which make up 90 per cent of all dwellings. The main town centres include small pockets of low-rise multi-unit housing, surrounded by large rural residential lifestyle lots on the town fringes. Outside the townships, the pattern is heavily defined by large agricultural holdings, particularly for cattle grazing, broadacre cropping and timber production.

Driven by steady population growth, the South Burnett is experiencing record-high housing prices, rising rents and critically low vacancy rates that are escalating local housing stress in a market that has limited capacity to respond to demand. The cost of upgrading local trunk infrastructure often makes new subdivisions financially unviable for regional developers and has brought a number of proposed housing developments to a standstill. Escalating material costs and severe labour shortages make regional building projects exceptionally difficult to finance.

Economic opportunities

To support future economic growth and improve community liveability the South Burnett requires additional water allocation. Kingaroy's town water supply is sourced from both Bondooma Dam and Gordonbrook Dam, which can cause water quality issues. Addressing the water quality issues by repurposing water allocations from Gordonbrook Dam for irrigation use would help support farmers to expand productivity but would require additional water allocation from Boondooma Dam to support Kingaroy's urban water needs.

The establishment of a dedicated circular economy precinct in Kingaroy presents a major opportunity to process waste locally, creating new jobs, and reducing

landfill pressures by converting waste into useful localised energy and biochar. Long-term economic resilience is also supported by the Kingaroy Airport precinct planning which provides an opportunity to support aviation, transport, emergency services and complementary industrial uses. The South Burnett is also growing its visitor economy by capitalising on nature based and cycle tourism. Further development of the Brisbane Valley and South Burnett Rail Trails and surrounding assets presents opportunities for new accommodation, hospitality and event-based businesses that draw visitors.

Unique lifestyle values

The South Burnett is valued for its relaxed country lifestyle, strong community connections and distinctive network of towns, villages and rural communities. Set against the backdrop of the Bunya Mountains and productive rural landscapes, the region offers a unique blend of vibrant country towns, laid-back living and access to the services, facilities and events that support day-to-day life with the added benefit of easy access to Brisbane, Toowoomba and the Sunshine Coast. Kingaroy provides the major regional service centre, while Nanango, Murgon, Wondai, Blackbutt, Proston and smaller communities each contribute their own local character, history and identity.

The region's lifestyle is shaped by its natural assets, agricultural heritage and strong sense of place. The Bunya Mountains, recreational dams, forests, rail trails, wineries, local produce, arts, culture, sporting facilities, festivals and agricultural shows all contribute to the region's liveability and visitor appeal. These assets support community wellbeing, outdoor recreation and local pride. The region also acknowledges the Wakka Wakka and Auburn Hawkwood peoples, and the continuing importance of First Nations culture, knowledge and connection to Country.

As the South Burnett grows, the communities aspire to retain the region's country lifestyle and welcoming character while supporting housing choice, employment opportunities, improved services and infrastructure, and safe, connected and resilient communities. Growth will need to be carefully managed so that new development strengthens existing towns, supports liveability, and protects the lifestyle values that make the South Burnett a great place to live.

Infrastructure

The South Burnett is supported by a network of regional roads, highways, water and wastewater systems, community facilities, recreation assets, aerodromes, waste facilities, saleyards, energy infrastructure and digital networks. Key transport connections, including the D'Aguilar, Bunya and Burnett Highways, support freight, tourism, access to South East Queensland and connections between the region's towns and rural communities. State-controlled roads including the Mundubbera-Durong Road, which links North Burnett, South Burnett, Western Downs and Wellcamp Airport in the Toowoomba Region may see an increasing role for freight to support industry attraction and retention.

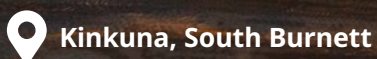
Future infrastructure priorities include maintaining and renewing core assets, improving water security, supporting trunk infrastructure for housing and industrial land, strengthening transport and freight connections, improving digital connectivity and ensuring community infrastructure keeps pace with changing population needs. The coordination of land use, infrastructure and investment will be critical to supporting housing supply, economic development, disaster resilience and long-term liveability across the region.



Kingaroy, South Burnett
South Burnett Regional Council

CHAPTER 2

Purpose and effect



Purpose

The draft regional plan outlines the Queensland Government's 20-year strategic vision to guide future growth while promoting the region's prosperity and protecting its unique natural features.

Regional plans are statutory, long-term strategic tools that shape decision-making and investment for state and local governments. They define a region's vision and establish a modern policy framework to guide economic development, planning, and development decisions. This is accomplished through integrated planning and development assessment policies addressing matters of state interest.

Establishing a clear and strategic direction for the region's future by prioritising the five key themes and recognising these as essential steps towards achieving lasting and impactful long-term change. Importantly, the intent of the plan is not to provide a comprehensive plan for every issue in the region but to only provide

responses that focus on supporting the five themes of the region where value can be added.

The Queensland Government, in collaboration with local governments, acknowledges the need for a streamlined review of the plan's policy outcomes following its release in 2023. The draft regional plan presents updated policy directions to tackle both statewide and region-specific challenges.

Although regional planning policy is just one aspect of addressing current housing pressures, the draft regional plan plays a vital role as a statutory instrument guiding future housing supply. Achieving housing delivery requires strong collaboration between state and local governments, industry, and the community.

Effect

The draft regional plan is a long-term strategic plan developed by the Queensland Government in partnership with local governments to guide land use planning across the region, in accordance with the *Planning Act 2016* (Planning Act) and the *Regional Planning Interests Act 2014* (RPI Act) The plan includes the draft Wide Bay Burnett Infrastructure Plan 2026 as Appendix 1.

Regional plans are given effect through the Planning Act which requires local governments to appropriately reflect regional plans when preparing their local planning schemes. The Planning Act is complemented by the RPI Act which considers land use policies in relation to resource activities (e.g. mining and petroleum) and regulated activities that generally occur outside the Planning Act and local government planning schemes.

The draft regional plan advances and reconciles a range of state interests defined in the State Planning Policy (SPP) providing context, defining key outcomes and establishing planning strategies and directions to achieve place-based outcomes specific to the region.

Sitting within this framework, the draft regional plan guides strategic planning and decision making for all levels of government and industry across a range of sectors. In doing so, the plan is applied on the ground through:

- land use planning by state and local governments, including local government planning schemes and joint planning initiatives
- the assessment of development applications made under the Planning Act

- the outcomes and strategies that will ensure the region achieves its vision in respect of infrastructure needs and priorities
- the assessment of certain resource activities or regulated activities, as defined under the RPI Act
- other plans and programs, including non-statutory processes, that may influence change and growth management in the region, including economic development strategies, natural resource management, conservation programs and regional tourism strategies.

Depending on the circumstances, the regional plan may be relevant in the assessment of a development application. To the extent of any inconsistency, the regional plan applies instead of a local planning instrument.

The department's interactive mapping system displays relevant spatial information for the draft regional plan.

How to read this plan

Section	What	Read this to understand
Chapter 1: The plan for Wide Bay Burnett	Outlines the long-term vision for the region and outlines the planning context, including regional challenges and opportunities.	- The vision for the region's growth and change - The relationship between Wide Bay Burnett and neighbouring regions - The regional and local government land use and planning context
Chapter 2: Purpose and effect	Describes the statutory role of the plan within Queensland's planning system, including how it must be considered in planning scheme and development assessment. This chapter explains how to navigate and interpret the regional plan.	- How the draft regional plan sits within Queensland's planning framework - How regional plans advance and reconcile state interests by providing regional context, defining key outcomes and establishing planning strategies
Chapter 3: Regional growth and regional interests	Details the policy and spatial application of land to areas of regional interest (under the RPI Act) including Priority Agricultural Areas, Strategic Environmental Areas and Priority Living Areas.	- Wide Bay Burnett's regional growth and land use patterns - Where and how resource activities in the region, including minerals and critical minerals are managed through the planning framework
Chapter 4: Policy outcomes and strategies	Outlines how the draft regional plan will guide future growth and support the region's prosperity and sustainability. Details the outcomes and strategies that will achieve its vision under the five key policy themes: housing, thriving economy, ecotourism and biodiversity, healthy communities, and infrastructure (through the draft infrastructure plan).	- The themes and the policy outcomes it seeks to achieve - Policy outcomes and strategies that apply to the regional as a whole and to specific local government areas
Chapter 5: Delivery	Outlines how the plan will be implemented, including development assessment, plan-making, governance and monitoring.	How implementation will be coordinated through Queensland's planning framework and supported through regional governance and monitoring
Appendix 1: Draft infrastructure plan	Outlines how the draft infrastructure plan will guide future growth and support the region's prosperity.	The outcomes and strategies that will ensure the region will achieve its vision in respect of infrastructure needs and priorities

CHAPTER 3

Regional growth and **regional** **interests**

 Burrum Heads, Fraser Coast

REGIONAL GROWTH AND REGIONAL INTERESTS

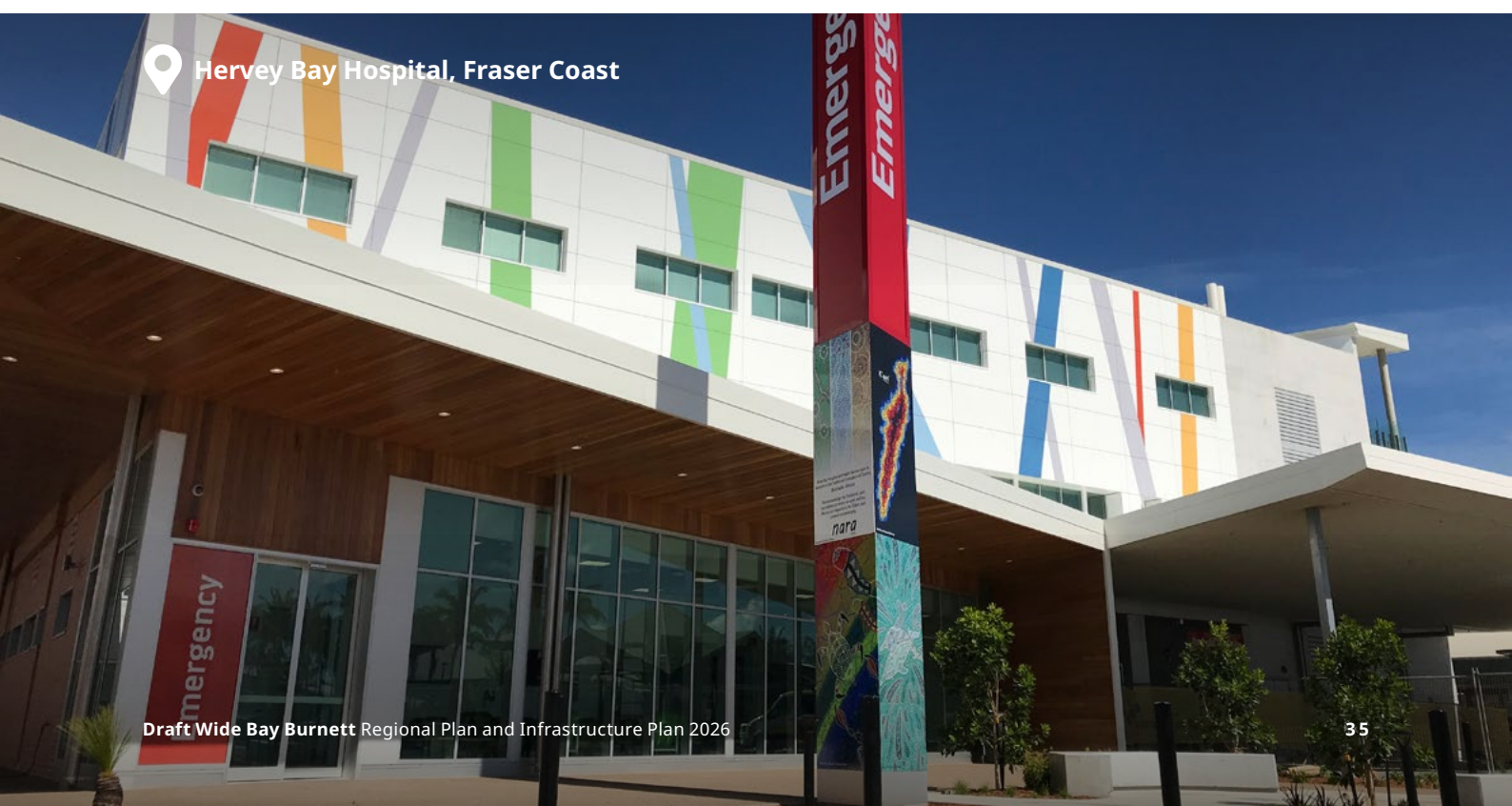
Regional growth

The region is experiencing varying levels of growth, driven by population shifts, housing demand, and economic diversification. To support the region's communities, regional centres must focus on efficient urban planning that consolidates development, mitigates natural hazards, and enhances amenity, while smaller townships require innovative strategies to address population decline and service gaps.

The region combines traditional strengths in agriculture and manufacturing with key manufacturing sectors such as food and beverage, AgTech, defence, rail and timber investing heavily in advanced manufacturing technology and processes, which are supported by major infrastructure projects and strategic market access. However, addressing workforce and skills shortages through lifelong learning, tertiary education and school partnerships, skilled migration, and innovation is essential to unlocking the region's full potential.

The need for local governments to manage competing or incompatible land uses is likely to intensify over the next two decades, particularly in areas anticipated to experience high levels of residential or industrial growth. This will be particularly felt along the region's coastal communities and other expanding urban and rural fringes. In these locations, it is increasingly important to appropriately protect areas and infrastructure of economic and environmental significance (such as the established industrial areas, the Port of Bundaberg, Priority Agricultural Areas and the coastal environments).

 Hervey Bay Hospital, Fraser Coast



REGIONAL GROWTH AND REGIONAL INTERESTS

Settlement pattern

To facilitate and support growth, it is important regional centres (such as Gympie, Hervey Bay, Maryborough, Bundaberg, and Kingaroy) have land available for future development, that is appropriately located and not compromised by natural hazards (e.g. flooding or bushfire) or incompatible land uses.

Across the region, urban form has developed from a historic pattern of low-density urban growth, resulting in residential sprawl and ribbon development along the region's highways and coastlines. This scale and pattern of development, while serving its purpose at the time has, in part, reduced the functionality of centres, encroached on incompatible land uses, like prime agricultural land, and placed pressure on local infrastructure and services, requiring local governments and the state to do more with less.

Increasing development pressure from South East Queensland, particularly the Sunshine Coast, may have long-term implications on forecast development scenarios, predominantly within the Gympie local government area. Hervey Bay and Bundaberg are also experiencing a surge in housing demands fuelled by sustained periods of strong population growth.

To support the region's growth and attract new working age population and talent, there is an opportunity for more consolidated, efficient urban patterns. This urban form will support the vitality of existing regional centres and townships, enable increased housing choice, reduce travel costs and improve the amenity of the region's communities.

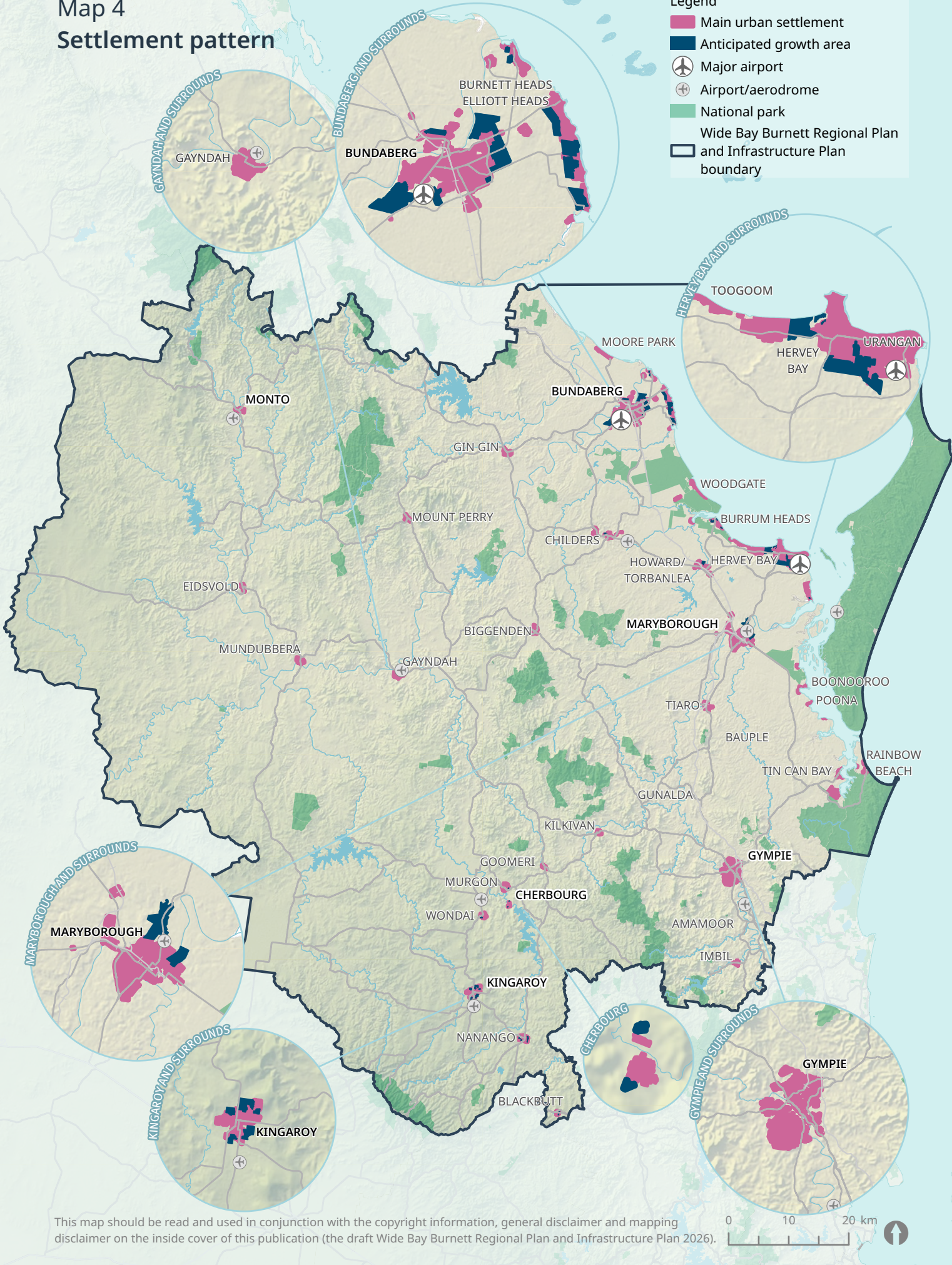
Like most of Australia's regions, Wide Bay Burnett is experiencing an accelerated consolidation of population within or proximate to its main regional centres while population in smaller regional townships exhibit generally lower growth rates, quiescence or decline. This trend is apparent along a clear spatial east-west divide within the region, with some western townships experiencing a population decline trajectory despite the strong productive and economic value of the agricultural sector and other local industries. A resultant decline in services and opportunities on offer is usually apparent, which in turn exacerbates the planning challenges facing these smaller regional townships in transition.

The overall regional population growth remains strong however, and this enables exploration of targeted policy options to improve the sustainability of smaller regional townships in transition and the wider region. Some responses are linked to regional economic and infrastructure strategies. Another strategy involves establishing 'common interest networks', with the clustering and pooling of services, opportunities and community assets collaborating across selected regional townships. This approach can further bolster the economic resilience and social sustainability of communities within smaller regional townships in transition and contribute to overcoming the social exclusion and place-based disadvantage that can stem from their geographic dispersal.

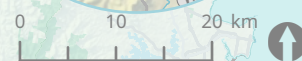
Map 4 Settlement pattern

Legend

- Main urban settlement
- Anticipated growth area
- ✈ Major airport
- ✈ Airport/aerodrome
- National park
- Wide Bay Burnett Regional Plan and Infrastructure Plan boundary



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REGIONAL GROWTH AND REGIONAL INTERESTS

Economic growth

The region features a diverse economy, blending established industries with emerging sectors. With a strong foundation in primary production, critical minerals, and manufacturing, the region is home to specialised, globally recognised brands. Recent growth in the service economy supports population increases driven by Wide Bay Burnett's desirable lifestyle. Its strategic access to domestic and international markets bolsters employment and significantly contributes to Queensland's gross state product.

In recent years, the region has experienced significant changes in economies, jobs, and migration. Large-scale infrastructure projects are being delivered within the region, generating jobs and large regional economic drivers. Despite trade disruptions, the region has seen population growth and major projects including Bruce Highway upgrades, regional water security initiatives, and railway manufacturing investments. These projects will assist the region to accelerate efforts to grow and diversify its economy.

Over the next two decades, regional centres are expected to have the highest take-up of industrial land, primarily focused on new large format industrial areas, clustered with allied commercial and research and development functions. These industrial precincts have been broadly mapped as areas of regional industrial significance and should be the focus for future planning, infrastructure provision and investment attraction. Future industrial land in these precincts should be located to take advantage of existing or planned transport and utility infrastructure (water, energy, and digital infrastructure).

Wide Bay Burnett's key economic sectors have great potential for growth into the future. Structural changes associated with the transition to new service, knowledge and sustainable economies will require the region's industries to adapt and advance their business processes, services, efficiency and competitiveness. Increasing mechanisation and the adoption of automation, digital applications and advanced manufacturing processes will also foreshadow a shift in labour roles and the skills required, with a transition towards high-tech and less labour-intensive positions.

Analysis into the needs of the region's future labour market indicates the region is likely to experience increasing workforce and skills gaps as it expands its deep specialisation in agricultural value-add, AgTech, advanced manufacturing and other emerging industries. Despite the region's existing depth of talent across its traditional industries, specialist skill gaps will emerge, especially in those professions not currently available in local education and training facilities. This includes professions such as biotechnologist, geoscientists, energy system analysts, systems programmers and data communications specialists.

Closing the gap between skills demand and supply will require the region to promote and provide opportunities for life-long learning, knowledge exchange, workforce diversity and skilled immigration. This will be vital to building the versatility and resilience of communities, and for cultivating the social capital required for innovation and economic growth.

In considering these opportunities and barriers, the draft regional plan acknowledges potential areas of intervention to stimulate the regional economy, attract new investment, and support sustainable job creation and economic participation. This included a heavy focus on clustering opportunities and analysis on the potential of further value to be gained from existing and emerging economic sectors.

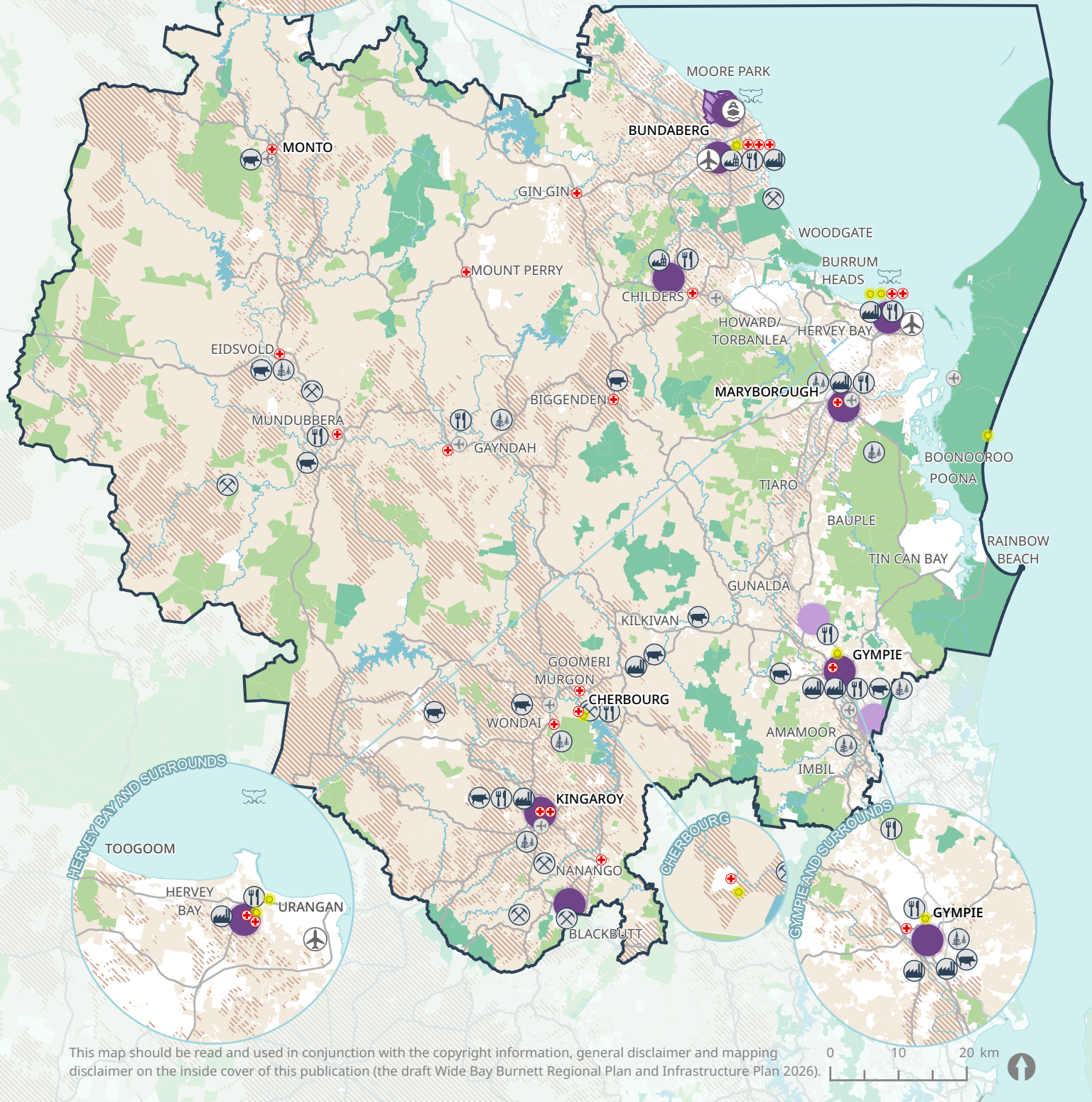
Map 5 Economic growth

Legend

Industrial areas

- Regionally significant industrial area
- Industrial precinct investigation
- Bundaberg State Development Area (SDA)
- Major port
- Major airport
- Airport/aerodrome
- Abattoir/feed lot/piggeries
- Food and beverage manufacturing
- Material manufacturing
- Sugar mill

- Timber mill/manufacturing
- Operating mine
- Tertiary education
- Hospital and major health services
- Whale watching
- National park
- State forest
- Rural activities
- Agricultural land classification (class A and B)
- Major waterbody
- Wide Bay Burnett Regional Plan and Infrastructure Plan boundary



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REGIONAL GROWTH AND REGIONAL INTERESTS

Areas of regional interest

The draft regional plan identifies three areas of regional interest for the region: Priority Agricultural Areas (PAAs), Strategic Environment Areas (SEAs), and Priority Living Areas (PLAs). The region also contains areas that are mapped as part of the Strategic Cropping Area (SCA) as identified on the Strategic Cropping Land trigger map. However, the SCA is mapped independently of the regional plan (refer to the Queensland Government's Development Assessment Mapping System interactive mapping for SCA Mapping).

Priority Agricultural Areas

Priority Agricultural Areas (PAAs) are strategic clusters of the most regionally significant agricultural production areas, encompassing various Priority Agricultural Land Uses (PALUs) specific to the region. PAAs within the region are shown on **Map 6**. **Map 6** is a regional-level map; its contents are also published on the department's online interactive mapping system, which should be used to determine whether individual parcels are within the PAA.

These areas are recognised for their high-value agricultural land uses and significant associated infrastructure investments. However, they are vulnerable to substantial impacts from non-agricultural activities and have limited capacity to adapt their agricultural practices in response to these impacts. These uses include broadacre cropping, horticulture, intensive animal industry, plantation forestry and terrestrial aquaculture. Effective land use planning is required to avoid conflicts between incompatible activities and facilitate coexistence, where it can be accommodated. Any non-agricultural use or resource activity seeking to commence in these areas will not be supported unless they can coexist with the current or future agricultural intent for mutual benefit.

The region needs to protect and maintain the prime agricultural land and regionally significant agricultural land uses from fragmentation and incompatible non-agricultural development. The loss of highly productive agricultural land and existing PALUs in the region is not desirable due to:

- the high productivity of agricultural land in Wide Bay Burnett
- high accessibility to domestic and international markets
- one of the highest diversities of agricultural production in Queensland.

The policy outcomes in Chapter 4 seek to address potential conflicts between existing agricultural land uses within Wide Bay Burnett and opportunities within the resource and development sectors.

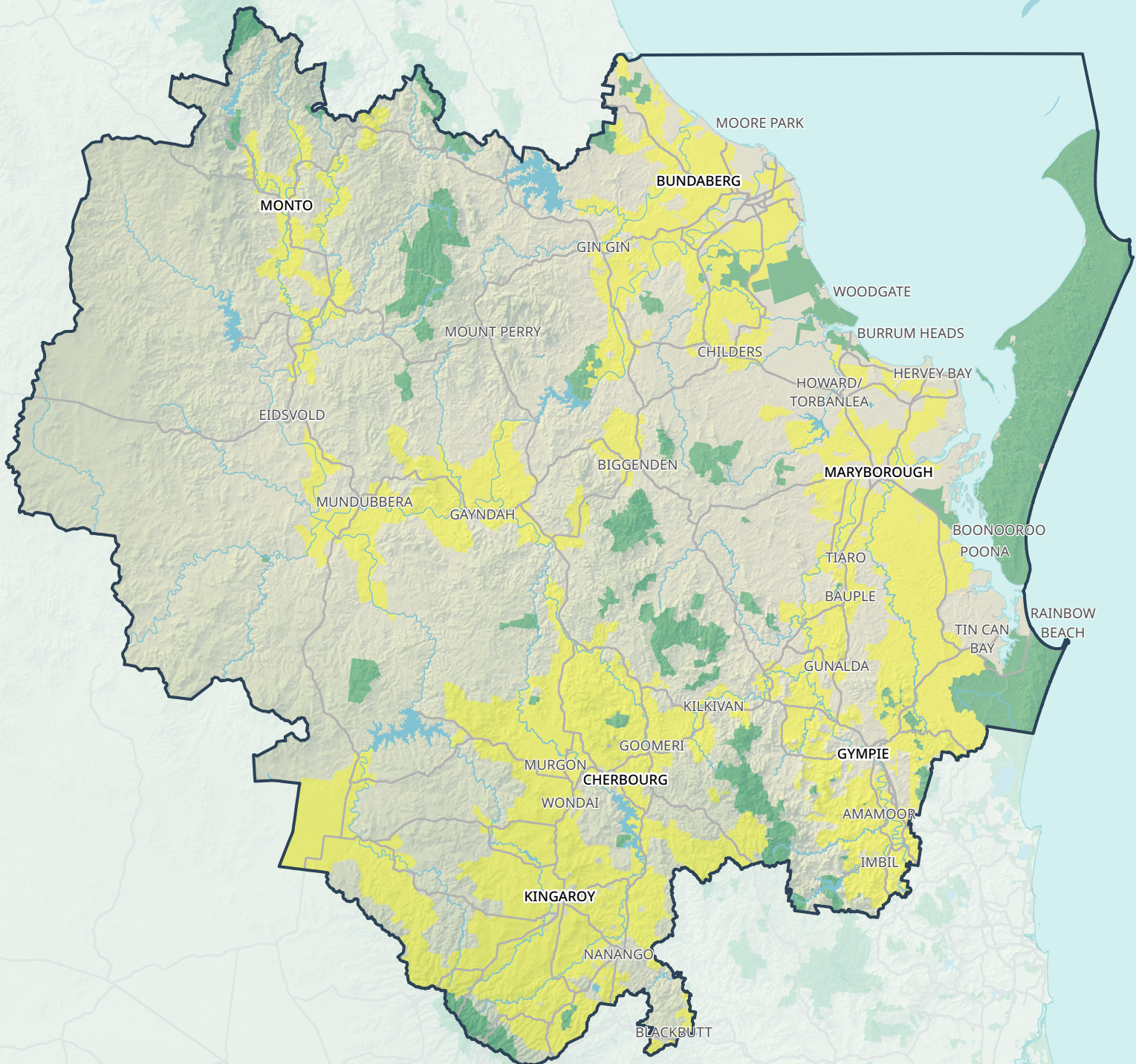
PAAs ensure that:

- Wide Bay Burnett's agricultural sector continues to grow with certainty and investor confidence
- PALUs are protected within PAA
- the continuation of growth of agricultural sector production in PAAs.

Map 6 Priority Agricultural Areas

Legend

- Priority Agricultural Areas (PAAs)
- National park
- Wide Bay Burnett Regional Plan and Infrastructure Plan boundary



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REGIONAL GROWTH AND REGIONAL INTERESTS

Priority Living Areas

Priority Living Areas (PLAs) have effect through the RPI Act which considers land use policies in relation to proposed resource activities (such as mining and petroleum) that generally occur outside the Planning Act and local government planning schemes. PLAs give communities, via their local government, a say on how these proposed activities may or may not impact on a town's amenity and wellbeing. PLAs within the region are shown in **Map 7** and Schedule A. **Map 7** is a regional-level map; its contents are also published on the department's online interactive mapping system, which should be used to determine whether individual parcels are within the PLA.

PLAs generally include key settlement areas with populations equal to or greater than 200 people that are expected to experience growth over the next 20 years. PLAs do not identify a future settlement pattern for a town. Any proposed resource activity within PLAs must demonstrate that the location, nature and conduct of the activity is compatible with the planned future for the area. This is completed through an application process established under the RPI Act. Importantly, all resource activity proposals within PLAs must be publicly notified.

The regional outcome and associated policies seek to ensure the region's communities can connect to their social and physical environments, both constructed and natural, and support their social needs without unreasonable conflicts with the resource sector.

PLAs provide local governments the ability to identify specific requirements to be assessed against so that:

- the growth potential of Wide Bay Burnett settlements, population-supporting assets and amenity are protected and prioritised over resource activities
- protect the regional and rural landscape amenity of settlements from material impacts of resource activities



Cherbourg

Cherbourg Aboriginal Shire Council

Map 7 Priority Living Areas

Legend

- Priority Living Areas (PLAs)
- Wide Bay Burnett Regional
- Plan and Infrastructure Plan boundary

Refer to Schedule A for further details



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REGIONAL GROWTH AND REGIONAL INTERESTS

Strategic environmental areas

Strategic Environmental Areas (SEAs) assist in protecting and managing impacts on regional biodiversity. SEAs within the region are shown on **Map 8**. **Map 8** is a regional-level map; its contents also published on the department's online interactive mapping system, which should be used to determine whether individual parcels are within the PAA.

These areas and associated policies apply for the purposes of both the RPI Act and the Planning Act to achieve a consistent planning outcome for the region. Outside of the SEAs, the appropriate consideration of biodiversity and landscape values remains necessary for the sustainable use of the region's natural resources. This is important for reconciling the advancement of economic and community activities with the need to protect broader ecological values.

Areas outside of the identified SEAs also contain biodiversity values that need to be considered during planning and development assessment.

The mapped SEAs contain large areas of active native forestry that are sustainably managed and the on-going sustainable forestry use of these areas is consistent with the planning outcome being sought via the SEAs.

Through the Planning Act and RPI Act, the Queensland Government seeks to manage the:

- impact of resource activities and regulated activities on SEAs
- coexistence of potentially competing activities in SEAs

Wrattens Forest SEA

The streamlined review of the regional plan has found that parts of the Wrattens Forest SEA is protected as a national park which provides a more stringent level of protection. Therefore, its status as a SEA is effectively redundant as a form of protection in this area. The draft regional plan proposes that the parts of Wrattens Forest SEA which overlap with national park designation (as shown in **Figure 1**) be removed from the SEA.

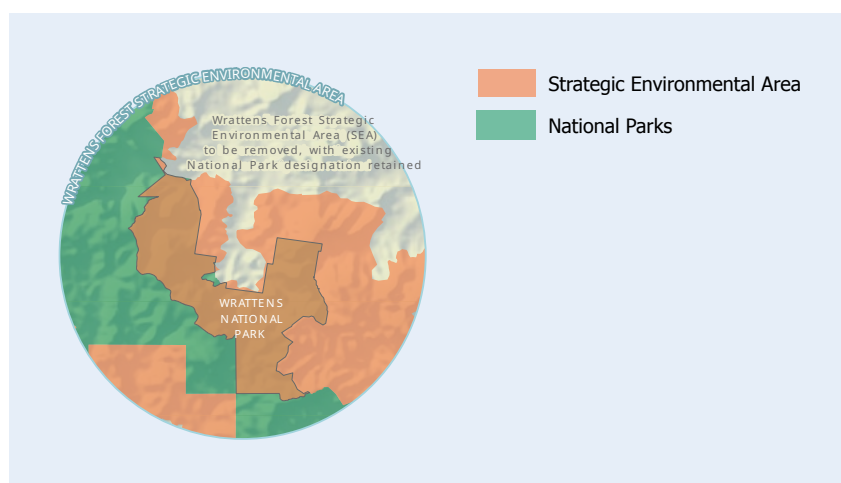
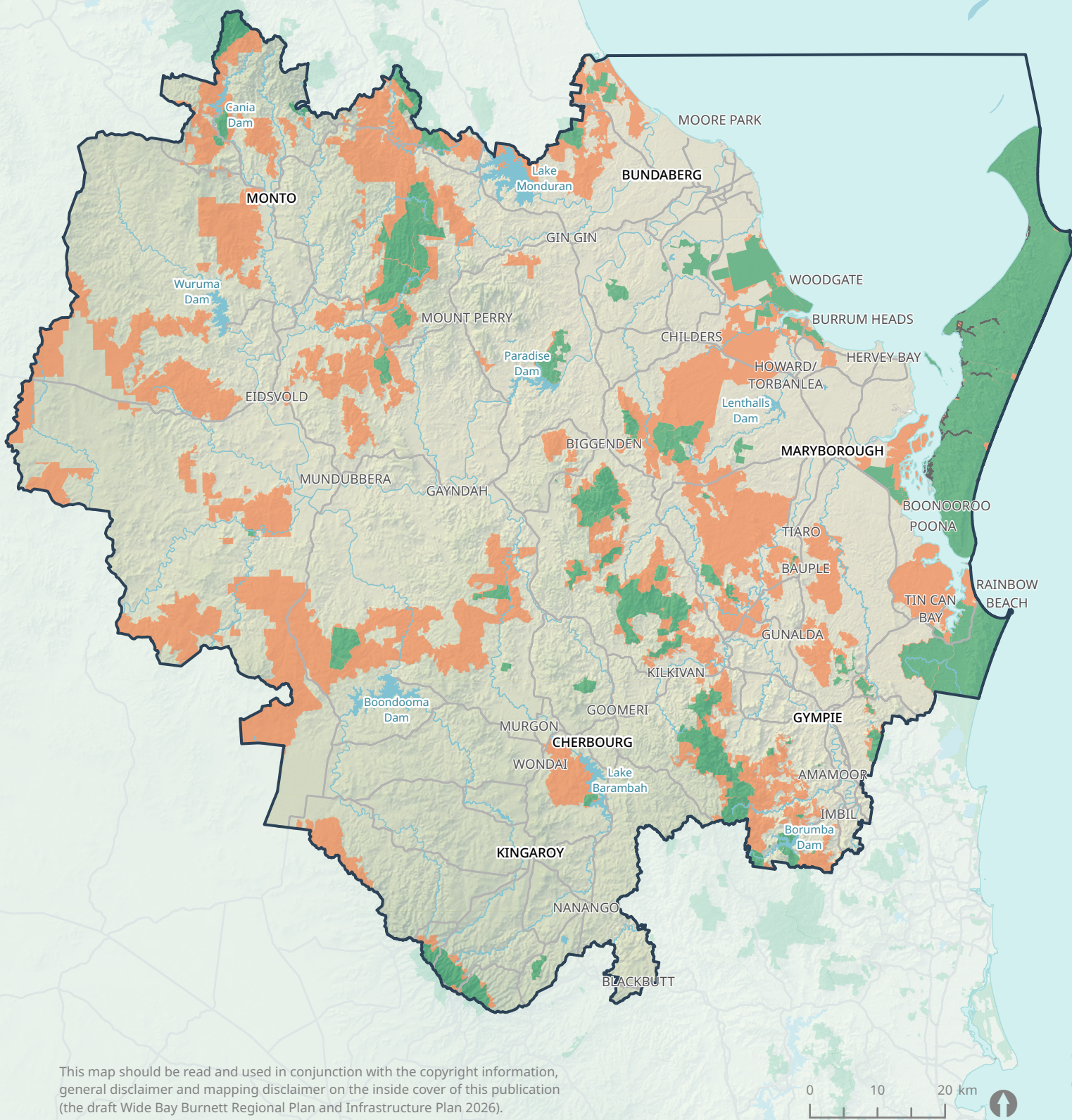


Figure 1: Wrattens Forest Strategic Environmental Area

Map 8 Strategic Environmental Areas

Legend

- Strategic Environmental Areas (SEAs)
- Strategic Environmental Areas (Designated Precinct)
- National park
- Major waterbody
- Reef and shoals
- Major river
- Wide Bay Burnett Regional Plan and Infrastructure Plan boundary



This map should be read and used in conjunction with the copyright information, general disclaimer and mapping disclaimer on the inside cover of this publication (the draft Wide Bay Burnett Regional Plan and Infrastructure Plan 2026).

CHAPTER 4

Policy outcomes and strategies

 Bruce Highway, Gympie

Policy outcomes and strategies

This chapter provides a framework to achieve the vision through targeted policy outcomes and strategies under each of the five themes of the regional plan.

The draft regional plan consists of five themes of housing, thriving economy, ecotourism and biodiversity, healthy and liveable communities, and infrastructure (through the draft infrastructure plan in Appendix 1). Policy outcomes under each theme identify what is needed, with corresponding strategies on delivery and how to get there. Where required, policy outcomes and strategies are identified for selected local government areas that are not applicable across the Wide Bay Burnett region as a whole.



 Farnsfield, Bundaberg

THEME 1

Housing


POLICY OUTCOME

1. Urban consolidation
2. Housing supply
3. Managing growth in rural and rural residential areas
4. Worker accommodation

THEME 2

Thriving economy


POLICY OUTCOME

1. Rural economies and resource management
2. Innovative industries
3. Future-ready workforce

THEME 3

Ecotourism and biodiversity


POLICY OUTCOME

1. Ecotourism
2. Dark sky¹
3. Regional landscapes and biodiversity

THEME 4

Healthy and liveable communities


POLICY OUTCOME

1. Proud and connected places
2. Natural hazards and safety

THEME 5

Infrastructure (Appendix 1 - Draft infrastructure plan)


POLICY OUTCOME

1. Transport
2. Water
3. Energy
4. Digital connectivity
5. Social and community infrastructure

¹ Policy outcomes, strategies and mapping about this matter are optional only.

THEME 1

Housing

 Innes Park, Bundaberg



Housing

The Queensland Government is giving more Queenslanders a place to call home by boosting supply and increasing home ownership. In the Wide Bay Burnett region, this translates to less red tape, more land for housing, and faster approvals.

By 2046, Wide Bay Burnett's population is expected to grow from 310,730 (2021) to between 359,190 to 415,775 people, requiring between 25,800 and 48,945 new homes - about 1,030 to 1,960 annually. This population is anticipated to be predominantly drawn to the coastal communities of the region, and the existing centres of Bundaberg, Hervey Bay, Gympie, Kingaroy and Maryborough. Smaller townships and communities, such as Cherbourg, Gayndah and Mundubbera, are expected to see modest growth.

Table 1 shows projected population growth by local government area. The draft regional plan relies on the 2023 Queensland Government population, household, and dwelling projections. To account for the dynamic conditions in regional, rural, and remote areas, as well as the influence of visitors and transient workers, the medium to high series has been adopted to reflect a range of potential growth scenarios.

Population projections

Table 1: Wide Bay Burnett's population projections

Local government area	2021	2046 - Medium	2046 - High
Bundaberg	100,120	114,090	129,450
Cherbourg	1,210	1,345	1,495
Fraser Coast	112,080	136,870	162,130
Gympie	53,850	60,835	69,565
North Burnett	10,145	9,360	10,570
South Burnett	33,325	36,690	41,565
Wide Bay Burnett	310,730	359,190	414,775

Source: Queensland Government Population Projections, 2023 edition, Medium to High Series | QGSO, 2023 Edition

THEME 1: HOUSING

The Queensland Government is committed to working with local governments to improve the availability, different types and quality of housing across the state, including the Wide Bay Burnett region. This may be through their Local Housing Action Plans, which can help to identify and address local housing issues.

Urban consolidation

The preferred regional settlement pattern in Wide Bay Burnett focuses future urban development within regional centres, towns and communities. It provides real opportunities to re-establish the primacy of centres, increase the mix of housing types, and servicing efficiencies and contribute towards positive social cohesion and community wellbeing.

Often acting as the ‘front door’ for regional visitors and investors, regional commercial centres (Central Business Districts or main streets) are to be prioritised for consolidation and re-invigoration. Planning schemes should limit the establishment of high-level services and commercial uses outside of these centres, wherever possible. Encouraging innovative opportunities for mixed-use development and the return and expansion of businesses and enterprises is to be encouraged in centres and main streets, restoring their sense of place.

A focus on the regional settlement pattern aids local governments in creating and reinforcing boundaries for future urban development, providing certainty to landowners and stakeholders, reducing land use conflicts, and protecting long-term residential amenity. Focusing new development, including housing supply, in existing urban areas can support smaller regional townships by expanding commercial and administrative functions.

Over the next two decades, local governments will face growing challenges in managing competing land uses, particularly in areas expected to see significant growth. This will be especially pronounced in the region’s coastal communities and expanding urban and rural fringes. In these areas, it will be crucial to safeguard economically and environmentally significant assets such as established industrial zones, the Port of Bundaberg, Priority Agricultural Areas, and coastal environments, from residential encroachment and overdevelopment.

THEME 1: HOUSING

Housing supply

Housing stock in the region has been historically developed to meet the needs of the regional community, providing large, detached lifestyle properties in a variety of coastal, urban and rural locations. The region's emphasis on lifestyle will continue to be a strong drawcard. While detached housing product will continue to be a popular housing option, it is essential that a range of housing types are developed in these areas to support ageing communities and attract new younger populations.

A key driver in the region's ability to successfully attract population growth, is its capacity to provide housing supply in established areas that are vibrant and attractive, close to a variety of services and amenities. Catering for this growth in a consolidated manner will see new communities created and existing communities revitalised.

The region will need to respond to this and other demographic trends including its ageing population, a projected decrease in median household size and an increase in the number of single-person households. Although these trends and anticipated levels of growth vary in degree across the region, they continue to underscore the need for broader housing types tailored to specific community needs now and into the future.

To meet the housing supply need across the region, planning schemes need to:

1. facilitate a mix of housing types in existing communities
2. maximise rural residential land use efficiencies while retaining 'tree change' lifestyle characteristics
3. secure appropriate locations for key and industry worker accommodation.

There are opportunities to increase housing supply in and around town and commercial centres, key employment hubs such as the new Bundaberg Hospital, and coastal areas, where higher-density housing types can be appropriately located. Opportunities to use graduated building types to transition between higher density areas into lower density neighbourhoods should also be supported where they contribute positively to the character and streetscape of the area. Increased housing supply in these locations facilitates lifestyle transitions (such as ageing-in-place), frees up existing housing stock, activates places, and increases community accessibility to employment, services and amenities.

The Queensland Government household and dwelling projections (2023 edition) have been adopted as the dwelling supply targets for the regional plan. **Tables 2 and 3** show the dwelling supply targets for the region for 2031 and 2046 under the 2023 edition Queensland Government population, household, and dwelling projections, medium and high series.



Burrum Heads, Fraser Coast

THEME 1: HOUSING

Dwelling supply targets – Medium series

Table 2: Wide Bay Burnett's dwelling supply targets - medium series (Queensland Government Statistician's Office – QGSO, Medium Series)

Local government area	2021	2031	2046
Bundaberg	43,975	47,820	50,920
Cherbourg	320	360	430
Fraser Coast	50,410	56,865	60,975
Gympie	23,765	26,570	28,260
North Burnett	5,140	5,270	5,410
South Burnett	15,665	17,010	19,080
Wide Bay Burnett	139,275	153,900	165,075

Dwelling supply targets – High series

Table 3: Wide Bay Burnett's dwelling supply targets - high series (Queensland Government Statistician's Office – QGSO, High Series)

Local government area	2021	2031	2046
Bundaberg	43,975	49,700	57,100
Cherbourg	320	380	565
Fraser Coast	50,410	59,970	69,655
Gympie	23,765	27,875	32,060
North Burnett	5,140	5,330	5,735
South Burnett	15,665	17,715	23,105
Wide Bay Burnett	139,275	160,970	188,220

Dwelling supply projections include both occupied and vacant private, permanent dwellings. Private, permanent dwellings include structural dwellings (for example, houses, flats, townhouses) but exclude temporary dwellings (for example, tents, caravans, houseboats). Non-private dwellings (for example, hotels, hospitals, boarding schools, workers' accommodation) are not included in these dwelling projections. It is recognised that non-private dwellings account for a proportion of current and future projected dwellings in Wide Bay Burnett, particularly in key tourist and seasonal worker destinations across the region. Current and projected dwelling supply are estimates and reflect private supply only and require further validation in close consultation with local governments to reflect community needs more accurately.

THEME 1: HOUSING

Managing growth in rural and rural residential areas

Rural residential living plays a key role in the housing mix in the region. In line with wider lifestyle trends being experienced across the country, this is expected to continue to occur over the next two decades, with the 'tree change' lifestyle becoming an increasingly attractive alternative.

Rural residential land is distributed widely across the region's landscape. Based on the scale, extent and capacity of land currently identified for this purpose, future rural residential development demand will be comfortably accommodated within the existing rural residential areas.

Taking this action will, in turn, reduce local infrastructure strain through trying to service multiple development fronts and reduce land use conflicts.

Planning schemes will also need to manage the potential for proliferation of new or expanding residential uses within the rural environment. In these instances, new residential uses should look to minimise their impact on the environment and rural uses (e.g. through buffering), particularly where this development is located within or adjacent to areas or uses of environmental or economic significance (such as Priority Agricultural Areas, intensive animal industry or allied rural uses).

Worker accommodation

The provision of appropriately located workforce accommodation is and will continue to be an important consideration for local governments within the region. Well-located housing is important to the attraction and retention of workers and recent housing shortages have highlighted new challenges associated with managing temporary workers accommodation.

Notwithstanding these short-term challenges, the region needs to anticipate and respond to the future needs of temporary accommodation users. Local governments should predominantly seek to direct

these accommodation types to locations within the existing regional settlement pattern, contributing to improved social cohesion, better service delivery outcomes and the local economy.

THEME 1: HOUSING

Policy outcomes and strategies

Policy outcomes	Strategies
Policy outcome 1 Urban consolidation The regional settlement pattern focuses new urban development in well-located, efficiently serviced, and well-connected established hubs.	1.1 Prioritise higher order government services and commercial activities within Central Business Districts and town centres. 1.2 Prioritise new development in established regional centres. 1.3 Assess future regional urban growth opportunities, including future growth fronts and potential urban renewal/consolidation areas, to identify opportunities for greater housing supply and employment growth. 1.4 Planning frameworks mandate efficient connections between new developments and established hubs through integrated transport and infrastructure planning. 1.5 New residential development is responsive to the sub-tropical climate and avoids areas of intolerable risk, where feasible.
Policy outcome 2 Housing supply Housing supply is focused on development in well-connected areas near services, employment, and public transport, ensuring appropriate density transitions and supporting innovative design solutions to meet community needs.	2.1 Plan for and facilitate the approval of housing to achieve housing supply targets in Tables 2 and 3. 2.2 Housing supply addresses community housing needs by providing a range of dwelling types and size in both new and established communities. 2.3 Support housing options in existing and new neighbourhoods which are suitable for all people and stages of life. 2.4 Future Growth Areas of Curra and Nikenbah Dundowran: - Undertake local detailed planning for Curra and Nikenbah Dundowran to determine whether these areas are required to accommodate future housing for the region, and whether they are suitable locations for future urban uses. - Local detailed planning for future growth areas must ensure these areas: - are either a logical expansion of an urban area or of sufficient size and capacity to provide affordable public infrastructure efficiently - maximise the use of committed and planned urban infrastructure - are appropriately designed and managed to prevent adverse impacts on catchment water supply and quality - does not significantly impact agriculture land in the region and has consideration of Priority Agricultural Areas - are separated appropriately from incompatible land uses - avoid areas of unacceptable risk from natural hazard events - have ready access to services and employment - maintain a well-planned region of urban areas, towns and villages - avoid irrevocable impacts to important, sensitive natural environments in and outside the area - minimise impacts on natural resources.

THEME 1: HOUSING

Policy outcomes	Strategies
Policy outcome 3 Managing growth in rural and rural residential areas Rural areas are protected from the encroachment of non-agricultural uses, including residential development. Rural residential development is contained to rural residential areas.	3.1 Rural residential development is contained to rural residential land and does not expand into rural areas, unless there is an identified planning need. 3.2 Residential development in rural areas does not compromise the use or function these areas or infrastructure of regional economic, environmental or cultural significance (e.g. industrial precincts, PAAs and SEAs).
Policy outcome 4 Worker accommodation Accommodation for workers is prioritised, appropriately co-located and serviced to support the community and region.	4.1 Worker accommodation is supported in areas (including in non-residential areas) in proximity to centres, services, or large employment generators.

Burrum Heads, Fraser Coast



THEME 2

Thriving economy



Amamoor General Store
Gympie Regional Council



Thriving economy

The region's economy is built on the key pillars of industry, manufacturing, primary production and resource activity. Given its location, it is well positioned to advance new economic opportunities. The proximity to South East Queensland provides further opportunities for domestic and international markets. Leveraging its strengths, Wide Bay Burnett can achieve growth that aims to balance development, liveability, and economic and environmental prosperity.

Rural economies and resource management

Primary production

Wide Bay Burnett is a state and national leader in the production of agricultural commodities and supplies high quality raw and manufactured agricultural products to local, national, and international markets. Intensification and diversification of agricultural production is well underway within the region's eastern coastal plain, with localised production opportunities to continue in areas such as Bundaberg, the Mary Valley and around Gympie and Maryborough. Central and western reaches of the region are anticipated to experience further expansion and intensification of horticulture and animal husbandry particularly around existing agricultural hubs, such as Kingaroy and Gayndah.

To further intensify and diversify primary production, value-adding opportunities have been identified through agroforestry and reforestation areas, Potential Agricultural Expansion Areas (PAEAs), agritourism, agricultural technologies, aquaculture, and bio-fuels.

The draft regional plan identifies Agroforestry/Reforestation Areas (**Map 9**). Where Agroforestry/Reforestation Areas are identified in PAAs, agroforestry/reforestation activities will need to co-exist with PALUs so as to not diminish the ability for PALUs to operate. Agroforestry/Reforestation Areas, consisting of grazing and cropping lands with lower regional biodiversity values and prolonged drought conditions, could benefit from revegetation through agroforestry or other rehabilitation initiatives by improving land condition and water retention, promoting sustainable agricultural use, and enhancing connectivity between high biodiversity areas.

Potential Agricultural Expansion Areas (PAEAs) include clusters of areas where new and expanded high value agricultural developments may be feasible (**Map 10**). These areas consider the location of highly productive soils (Agricultural Land Classification Class A and Class B Land), strategic cropping land, existing agricultural operations and their estimated economic value to the region, the proximity of existing and proposed critical infrastructure (including water, energy, freight, and supply chain logistic improvements). PAEAs have been identified within the region to support further cropping, horticulture, intensive animal industries, as well as hardwood and softwood forestry plantations.

THEME 2: THRIVING ECONOMY

The region's proximity to the largest city in the state provides ongoing opportunities for growth in agritourism, which can provide a secondary income stream for producers and contribute to tourism expenditure in the region. Promoting the region as a food hub and agritourism destination, connecting growers with consumers, promoting local food diversity, and educating visitors on eating local and seasonal products. This could include initiatives such as paddock-to-plate and farm-to-fork strategies, seasonal events, and experiences showcasing local produce, which add further stimulus to the region's western tourism route.

Destination 2045 recognises agritourism as a key opportunity to grow regional tourism and diversify farm-based businesses across Queensland. The Queensland Government's agritourism guidance encourages local governments to support appropriate agritourism development through planning schemes, helping to strengthen regional economies and visitor experiences.

New development opportunities could include reviewing the suitability for Aquaculture Development Areas (ADAs) that identify potential land-based marine aquaculture development. Although no ADAs are currently identified in the region, the identification of potential ADAs in suitable coastal and marine areas of the region could capitalise on the increasing interest in seafood products that are not reliant on wild catch.

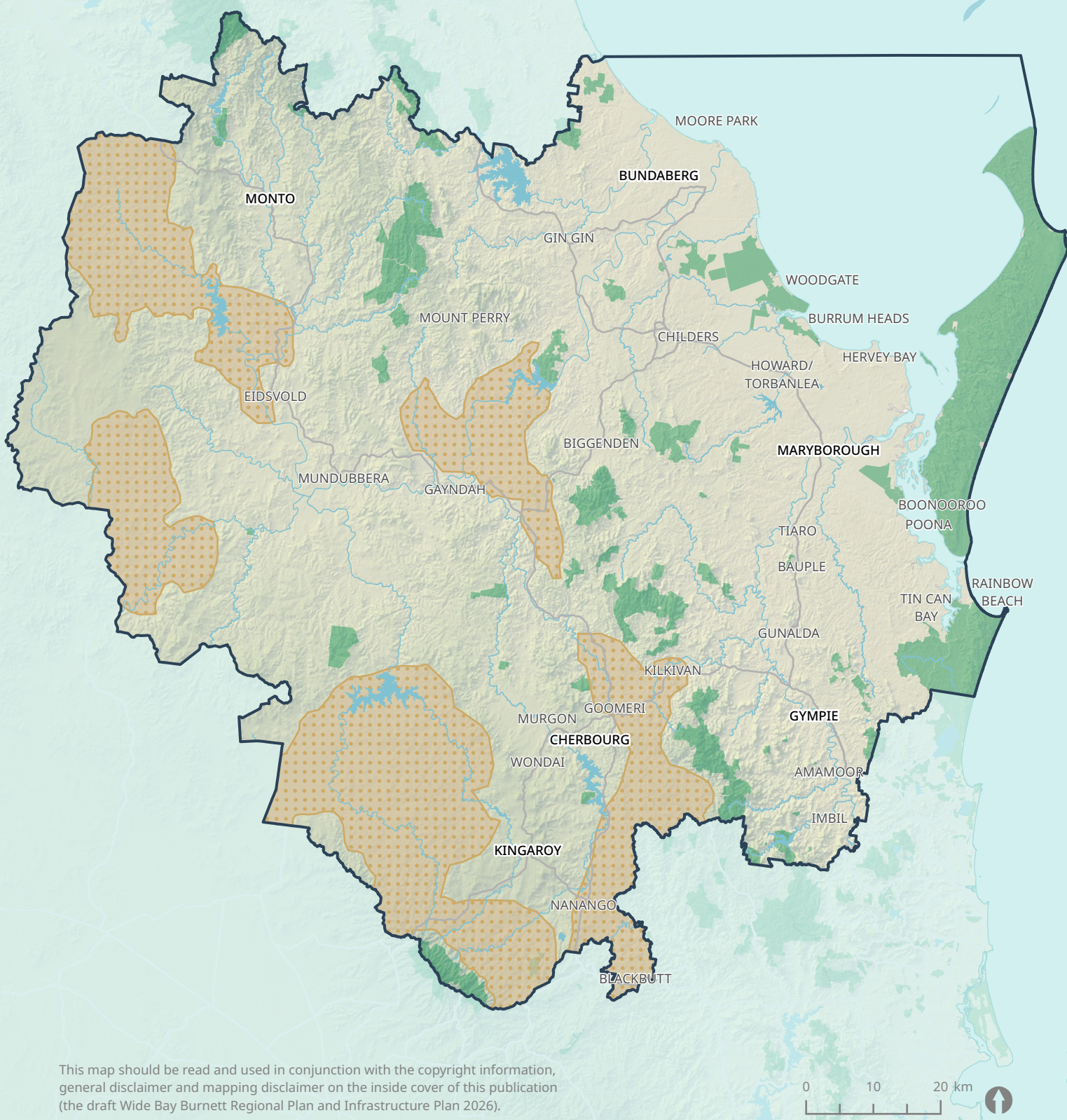
The Queensland Government has committed to explore how the bioenergy industry can expand, while working closely with the agricultural sector to boost its output to \$30 billion by 2030. Continued investment will see further advancement in the industry's use of integrated technology systems and specialisations. This also includes innovations in food processing, manufacturing and food technology. Supporting tertiary and vocational education and training plays a crucial role in developing a skilled workforce and supporting innovation in the agricultural sector.



Map 9 Agroforestry / reforestation areas

Legend

-  Agroforestry / reforestation areas
-  National park
-  Wide Bay Burnett Regional Plan and Infrastructure Plan boundary



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THEME 2: THRIVING ECONOMY

Critical minerals

Critical minerals form the foundation for all modern technology innovations and national security: in manufacturing, defence, construction, electronics and more. Importantly, they also underpin the technologies required to achieve global economic and energy systems, from electric vehicles to energy-efficient lighting and appliances, and smart buildings. The critical minerals sector is expected to generate several opportunities for bespoke operations, drawing on geoscience data and new and innovative technologies to drive value creation from existing mines, as well as provide for new exploration locations.

The region currently produces a range of minerals and resources including gold, thermal coal, silica sand, limestone, and bentonite, and has prospects for several critical minerals. Critical mineral deposits identified in the region include bauxite, cobalt, copper, kaolin, manganese, molybdenum, nickel, silver, and zinc. The Wide Bay Burnett Minerals Region Investment Prospectus identifies critical mineral and other potential exploration and development projects that are 'investment ready' (pending relevant approvals).

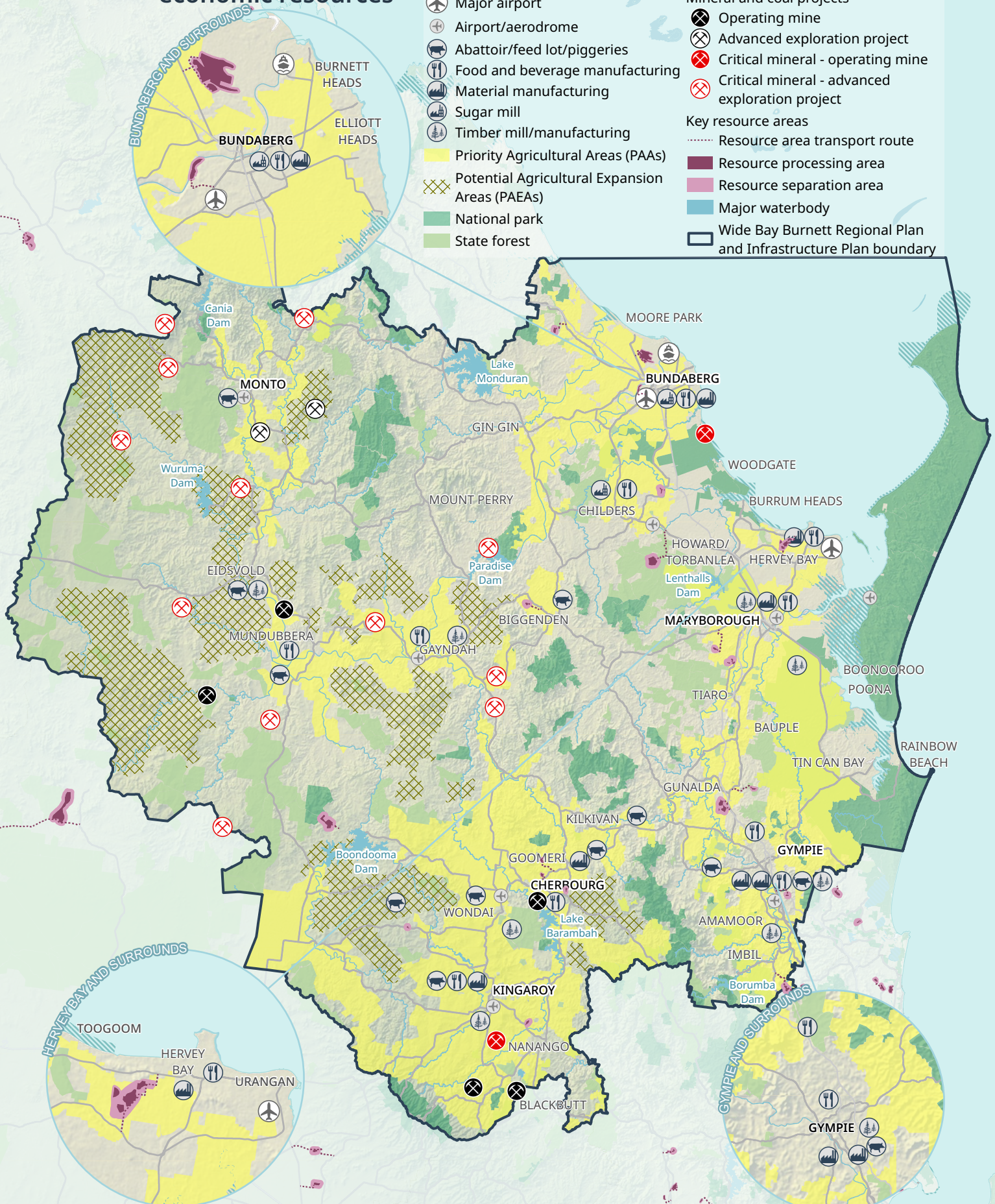
Investment in the growth of the critical minerals sector in Wide Bay Burnett will support a thriving and diversified regional economy, attract population growth, generate high skilled employment, and contribute to sustained wage growth.

The industry will also support improvements to regional supply chains and community service delivery, including enhanced digital connectivity, shared use infrastructure, and the development of allied service industries. These opportunities extend to advanced manufacturing, renewable energy, and the mining equipment, technology and services (METS) sector. In addition, the region is well positioned to strengthen its role as a key service and support hub for mining and extractive resource activities in the adjacent Bowen and Surat Basins. To develop critical mineral opportunities in the region, priority must be given to supporting the development of common user infrastructure and shared processing that can add value to specific critical mineral commodities from multiple locations. Collaboration should focus on shared transport infrastructure to transport commodities to market, as well as potential shared water, digital connectivity, and energy requirements.

Map 10 Rural and natural economic resources

Legend

- Major port
- Major airport
- Airport/aerodrome
- Abattoir/feed lot/piggeries
- Food and beverage manufacturing
- Material manufacturing
- Sugar mill
- Timber mill/manufacturing
- Priority Agricultural Areas (PAAs)
- Potential Agricultural Expansion Areas (PAEAs)
- National park
- State forest
- Fish habitat area
- Mineral and coal projects
- Operating mine
- Advanced exploration project
- Critical mineral - operating mine
- Critical mineral - advanced exploration project
- Key resource areas
- Resource area transport route
- Resource processing area
- Resource separation area
- Major waterbody
- Wide Bay Burnett Regional Plan and Infrastructure Plan boundary



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THEME 2: THRIVING ECONOMY

Innovative industries

Industrial land and manufacturing

For Wide Bay Burnett to improve its overall performance and increase its profile, the region needs to keep in-step with the evolving needs of the industry, positioning itself to meet the requirements of future industrial activities. The timely identification and supply of well serviced, fit-for purpose, large format industrial land will be critical to the growth of the region's manufacturing sector. This will need to accommodate the growth of allied commercial, research, and development functions, decreasing supply chain costs and attracting further investment and industry collaboration.

Existing and new precinct centres are expected to experience an increase in take-up of industrial land, primarily focused on new large format industrial areas, clustered with associated uses. These industrial precincts have been broadly mapped as areas of regional industrial significance (**Map 11**) and should be the focus for future planning, infrastructure provision and investment attraction. Bundaberg's industrial precincts provide opportunities for new bio-fuel and fuel storage projects aimed at bolstering improved regional fuel security.

Industrial precinct investigation areas have been identified on **Map 11**, outlining potential areas for future industrial opportunities. Future industrial land in these precincts should be located to take advantage of existing or planned transport and utility infrastructure (water, energy, and digital infrastructure). This approach will facilitate cost-effective expansion, maximise the efficient use of land, reduce costs and limit environmental impacts.

An industrial precinct investigation area has been identified in Curra, located in the northern part of Gympie. The upgraded Bruce Highway and the new interchange have opened opportunities for establishing an industrial precinct in this area. This investigation area offers the potential to strengthen capabilities in manufacturing and logistics while creating new employment opportunities. As industrial and logistics sectors in South East Queensland continue to expand rapidly, the availability of affordable, strategically located industrial land is becoming limited. The proposed precinct at Curra offers a well-positioned solution to address this growing demand and support these flourishing industries.

Beyond these regionally significant industry precincts, smaller centres will also need to provide land for local business and industrial activities. Opportunities in the region's south-west are anticipated to be further supported by improved freight and logistics activities in Toowoomba's intermodal terminal at Wellcamp.

The region's manufacturing sector is known for its diverse range of specialisations, including agricultural processing, food and beverage production, rail and rollingstock, transport equipment, primary metal and metal manufacturing, and timber industries. The largest sub-sector by output was food product manufacturing, reflecting the region's primary production strengths and the diversity of its locally sourced products, driven by fruit and vegetable processors, beef and pork producers, oil manufacturers, and nut processors, all of whom have significant export markets and growth potential. The region has also made a name for itself in beverage manufacturing, specifically brewed soft drinks, spirits, craft beer, juice, and wine.

Bundaberg State Development Area

The Bundaberg State Development Area (SDA), declared in February 2017, spans 6,076 hectares and is situated approximately 17 kilometres north of Bundaberg city and is recognised as a regionally significant industrial area. It was established to address the growing demand for land dedicated to port-related and industrial activities around the Port of Bundaberg. The SDA is strategically divided into five precincts to ensure the appropriate placement of port-related industries, support industries, and key infrastructure, while also safeguarding environmentally sensitive areas. The Port of Bundaberg, adjacent to the Bundaberg SDA, is one of Queensland's strategic ports providing shipping facilities for imports and exports of the region.

THEME 2: THRIVING ECONOMY

The region supports a range of plastic and metal manufacturing and fabrication enterprises which demonstrate a high level of innovation in design, exporting products to the state's agricultural, transportation and recreational industries. Expansion is also being experienced in timber products, aviation, mining, and defence-related manufacturing.

As the sector innovates and increases adoption of leading-edge technologies, a highly skilled workforce is critical to driving future industry competitiveness and expansion. The manufacturing sector is competing with other regions and sectors for talent, with the region identifying a key challenge to workforce attraction being public perceptions of manufacturing.

Tourism

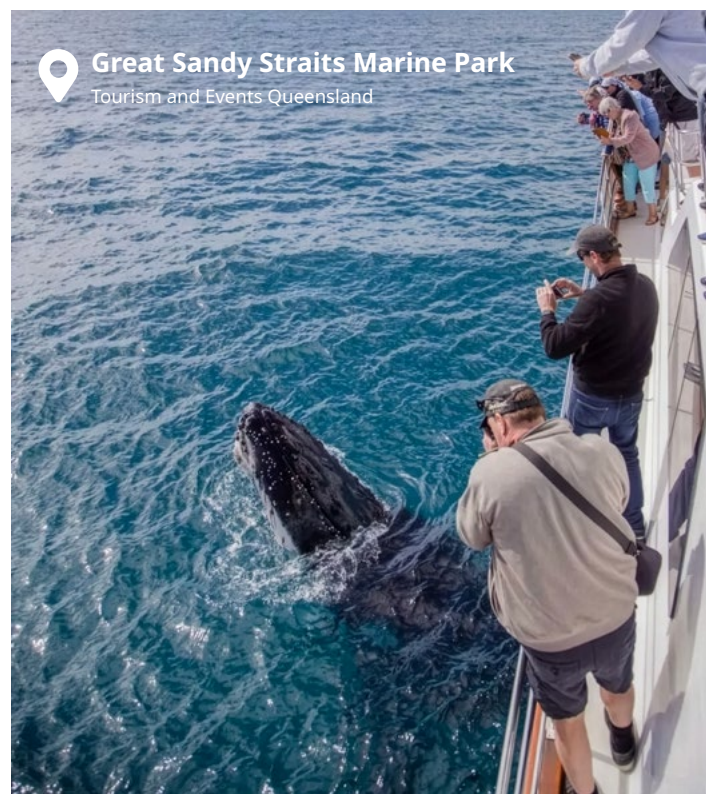
The region fosters a significant tourism industry, which serves as a driving force for economic development and population growth. This sector offers captivating experiences showcasing the region's unique charm. To harness the potential of the visitor market and attract new residents, the region aims to enhance its visibility to South East Queensland. By aligning its tourism offerings with the preferences of the target audience, the region seeks to increase its appeal to younger working-age visitors and young families, while still maintaining its appeal to retirees and 'grey nomads'.

With several established tourism destinations and 'hero' products, the region has a growing tourism sector that is ripe for further development to achieve economic, employment and population growth. Key destinations in the region include the K'gari (Fraser Island) World Heritage Area, Great Sandy Marine Park, the Mon Repos Turtle Centre, Cania Gorge, the Bunya Mountains, the Bundaberg Rum Distillery, the Reginald Murray Williams Australian Bush Learning Centre, and Cherbourg's Ration Shed Museum. Visitors can also explore the region's rail trails, South Burnett wine region, and historic towns such as Gayndah, Gympie, Maryborough, and Nanango. The sector encompasses a wide range of industries, including accommodation, hospitality, retail, arts, and recreation, all of which contribute to the region's vibrancy and employment base.

By building on its strengths, fostering innovations and encouraging collaboration among industry stakeholders, the region is well-positioned to achieve even greater success in its tourism sector. This will not only bolster the region's economy but also provide visitors with unforgettable experiences, immersing them in the captivating beauty and rich heritage of the region.

Three key elements must be considered to secure the future growth and resilience of the region's tourism industry and workforce:

1. enable land use planning to support world-class visitor experiences
2. plan for new tourism-focused land uses and business development opportunities
3. ensure regional centres and infrastructure are planned to meet visitor needs
4. conserve and enhance the intrinsic environmental values that underpin tourism in region.



THEME 2: THRIVING ECONOMY

Urangan Harbour

- Urangan Harbour is a key destination for the Fraser Coast and region. Already a significant tourism, boating, fishing and marine services industry hub for the Fraser Coast, master planning will be prepared to outline future land use intent and redevelopment opportunities to ensure the harbour continues to play an important role in the region's economic growth
- Master planning for the harbour will look to improve facilities, infrastructure, and amenities to support local industries. The site will host a variety of green spaces and outdoor events and provide the focal point for the whale watching fleet, boating enthusiasts and recreational fisheries
- Urangan Harbour has the potential to become an anchor within Wide Bay Burnett's tourism network and attract new investment in residential and commercial land uses, including a harbour resort, super yachts, tender cruise terminals and a conference/convention space. This revitalisation also seeks to facilitate investment in marine-based facilities, increasing the boating capacity of the harbour
- Urangan Harbour has the potential to be a focal point and asset for the region's marine experiences, connecting K'gari (Fraser Island) Butchulla history and culture, whale heritage, and intersecting the two UNESCO Biospheres and the region's other unique natural assets



Wondai, Wide Bay Burnett

THEME 2: THRIVING ECONOMY

Waste

Long-term waste management and infrastructure will need to be understood to support feasible, well-located, and sustainable waste and resource recovery systems within the region. Given the forecast population growth across Wide Bay Burnett, this will place increasing demand on regional waste infrastructure, landfill capacity and recovery systems. Each local government is already experiencing these pressures as well as high transport costs. Gympie Regional Council is investigating regional waste infrastructure, improving integration between waste planning and industrial land supply, and identifying clear pathways to secure long-term landfill and recovery capacity. The South Burnett Regional Council, in collaboration with neighbouring councils, is addressing significant landfill challenges by exploring the development of an industrial circular economy industrial precinct. Early identification of future landfill sites, safeguarding of suitable land from incompatible uses, and recognition that landfill infrastructure remains essential part of an integrated waste and resource recovery system.

In Queensland, organic waste, construction and demolition waste, plastic waste and e-waste are being prioritised for resource recovery given their large contributions to landfill and environmental impacts. Mature markets exist for many recyclable items such as steel, plastic, cardboard, and paper. These commodities are generally valued and traded in a global market which can be affected by economic conditions but remain reasonably constant. Such recyclable items can be simple to segregate and manage at collection locations providing the site activities are properly supervised.

Leveraging off the region's strong agricultural and food processing sector, the region is well positioned to build a strong organics recovery sector. The region's sugar and timber industries already divert waste into various resource recovery activities including bioenergy, medium density fibreboard, wood pellets production and plant extractives such as pine chemicals. Several innovative waste projects are also underway in the region, including the Bundaberg BioHub, which is engaging with large organic waste producers to develop energy-from-waste systems and turn organic waste into other products such as textiles and cosmetics in a decommissioned wastewater treatment plant.

Medium to long-term opportunities to develop organic waste industries include:

- expanding the existing bioproducts industry, particularly those able to use the region's agricultural waste products
- growing industry innovation and specialisation, collaborating with universities to set up research facilities into bioproducts and bioenergy and attract associated skilled workers
- supporting the production of high value products using underutilised organic waste material such as livestock manure and other agricultural waste, organics from municipal and industrial solid waste, and effluent processed in sewage treatment plants.

To successfully expand the region's capture of sustainable waste industries, the region will need to work with industry to investigate sustainable resource recovery facilities that are appropriately located. It is important that development of new resource recovery facilities is integrated with land use planning and industrial land development.

Cherbourg Material Recovery Facility (MRF)

The Cherbourg MRF offers the only recycling centre within a 150km radius of the site and services Cherbourg, the North and South Burnett, and Gympie. The facility is a leading light in the region's waste and recycling industry, using Artificial Intelligence (AI) technology to sort and identify waste streams. The Fraser Coast has also developed a MRF in Maryborough to increase the recycling rate in the region.

THEME 2: THRIVING ECONOMY

Future-ready workforce

Employment pathways

The region's employment profile is heavily influenced by the knowledge and services sector, which accounts for over one third of the workforce. Key industries driving economic and employment opportunities include health and aged care, retail trade, education, and tourism. Creating strong employment locations, with good access from residential areas, is central to achieving a viable region. Larger centres provide a wide range of higher-order services to surrounding communities (including those outside of the region), such as essential services at major hospitals and education campuses.

To enhance the economic capacity and living standards, Wide Bay Burnett needs to focus on diversifying and strengthening its high-employment sectors, capitalising on those locations with existing draw cards for residents, investors and visitors. Encouraging new economic opportunities in those areas which could better capitalise off improved service industry development. Collaboration between educators, training providers and employers is vital to reducing youth unemployment and aligning education systems with future labour market needs.

Post-secondary training institutions in the region, including tertiary and vocational education providers, play a critical role in delivering accessible and innovative training. These institutions must work closely with industry and government to ensure training remains relevant to the region's evolving economic landscape. Additionally, schools and training providers must offer clear career pathways aligned with anticipated workforce demands to retain students and remain competitive with regional and capital city opportunities.

Health, aged care and social assistance

Healthcare is one of the largest employing industries in the region, with the sector projected to account for approximately 20 percent of the region's employment by 2041. The region's growing and ageing population (accelerated by the region's retiree reputation) combined with increases in personal healthcare expenditure, are key drivers of future demand in services. This demand requires accessible specialist medical services and tailored community-based healthcare facilities such as multi-purpose health and aged care services (e.g. existing services at Childers, Biggenden, Eidsvold and Mundubbera) and digital healthcare initiatives.

While these drivers will continue to create service delivery challenges for the region, they also present significant opportunities to improve the health and wellbeing of the population and create economic benefits and employment growth. This will support the attraction of skilled workers to the region and provide employment pathways for residents, particularly within regional centres.

Community-based healthcare and the roll out of digital healthcare initiatives are examples of integrated service delivery mechanisms which have the potential to help to overcome accessibility challenges. Increasing digital connectivity and uptake of these technologies will enable people to stay in their local area as they age and help to retain and potentially grow regional populations.

Map 11 Industry and manufacturing

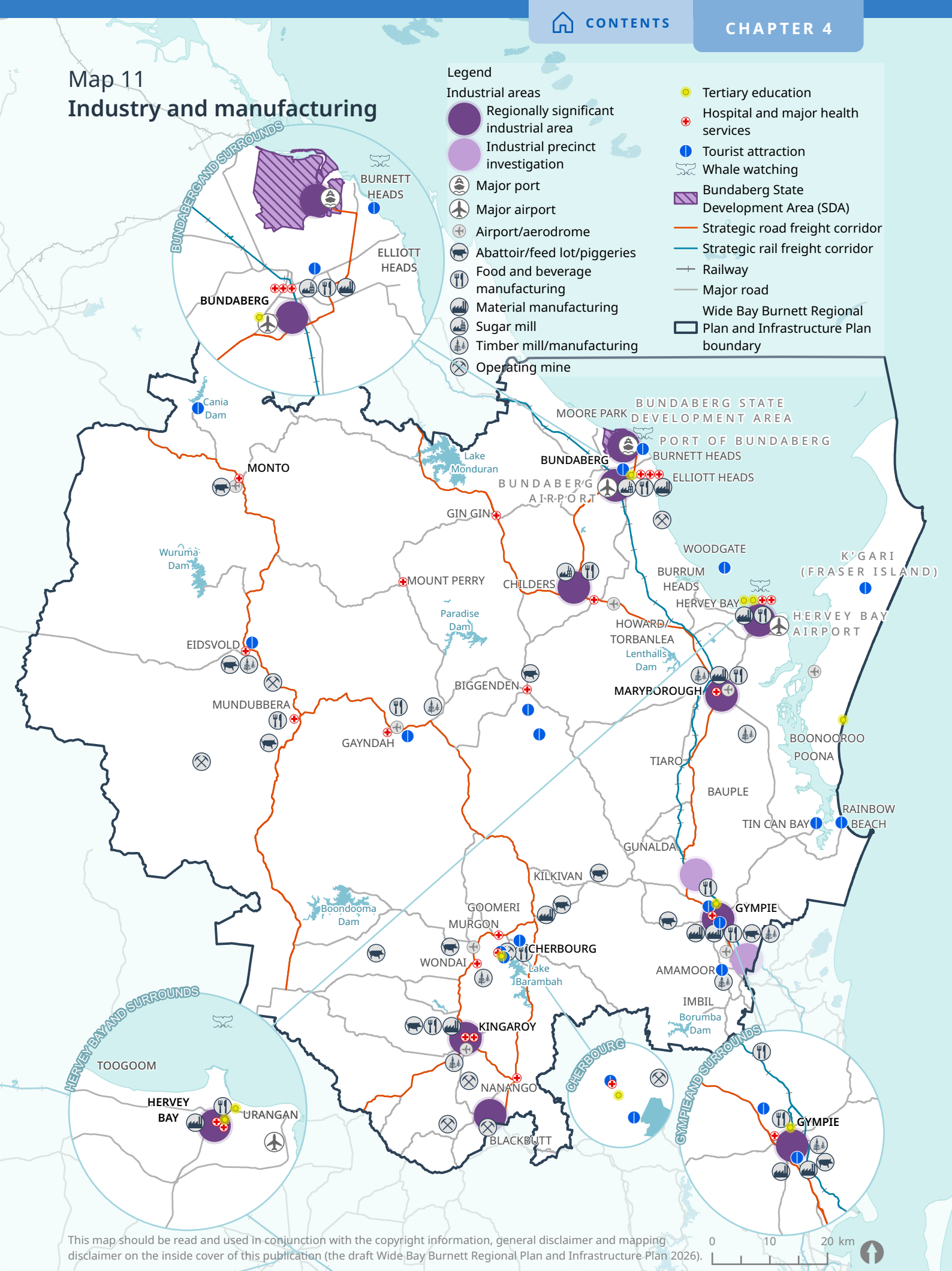
Legend

Industrial areas

- Regionally significant industrial area
- Industrial precinct investigation

- Major port
- Major airport
- Airport/aerodrome
- Abattoir/feed lot/piggeries
- Food and beverage manufacturing
- Material manufacturing
- Sugar mill
- Timber mill/manufacturing
- Operating mine

- Tertiary education
- Hospital and major health services
- Tourist attraction
- Whale watching
- Bundaberg State Development Area (SDA)
- Strategic road freight corridor
- Strategic rail freight corridor
- Railway
- Major road
- Wide Bay Burnett Regional Plan and Infrastructure Plan boundary



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THEME 2: THRIVING ECONOMY

Policy outcomes and strategies

Policy outcomes		Strategies
Policy outcome 1 Rural economic and resource management Primary production is protected and enhanced across the region and allows for diversified uses in appropriate locations. Critical minerals are prioritised and protected.	Primary production	1.1 Support greater flexibility for allied farming uses in PAAs, where positive overall benefits for agricultural production can be demonstrated and where development does not adversely impact local infrastructure networks. Allied uses may include processing, packing, agritourism/seasonal workforce accommodation and agricultural administrative functions. 1.2 Non-agricultural uses (uses not directly allied to agricultural functions) are not supported in PAAs, unless the proposed use demonstrates net benefits for regional agricultural production or is for public infrastructure. 1.3 Establishment of energy systems for off-grid or site-specific uses may be supported within PAAs, only where they directly support on-site agricultural production and processing activities. 1.4 New and expanding agricultural operations (including controlled environment farming and protected cropping/horticulture) are supported within rural areas and supported by appropriate infrastructure. 1.5 Facilitate diversification and co-location of agricultural uses (including commercial fishing and emerging marine aquaculture opportunities) that is supported by appropriate infrastructure. State agencies, local governments and industry to investigate: • amendments to planning schemes and other mechanisms to facilitate greater flexibility for on-site activities (storage, processing, refrigeration, agritourism etc.), access to coastal access points and marine servicing facilities, and environmental stewardship initiatives • co-location of agricultural-related uses (including commercial fishing and marine aquaculture) in areas outside but in proximity to the rural zone (e.g. industrial and coastal zoned land) where appropriate infrastructure is available • co-location opportunities between the forestry industry and other commercial, recreational and community activities, including energy and tourism developments • identify PAEAs and investigate policies and regional infrastructure projects to support them. 1.6 Promote and support increased agroforestry uses in the Agroforestry/Reforestation Areas identified on Map 9 to achieve a more sustainable use of productive land in grazing and cropping areas. 1.7 Investigate the potential for future aquaculture development opportunities in suitable coastal and marine locations in the region. 1.8 Support retention and expansion of sustainable forestry, including the protection of forestry product, allied industry and haulage routes. 1.9 Support the establishment of new bioenergy facilities in industrial locations and adjacent to existing processing facilities that support feedstock sources (e.g. municipal waste facilities) or are co-located with agricultural and forestry production areas where feedstocks are to be produced.

THEME 2: THRIVING ECONOMY

Policy outcomes and strategies

Policy outcomes		Strategies
	Minerals	1.10 Protect identified critical mineral areas within the region and connecting infrastructure corridors from incompatible land uses that might prevent or severely constrain current or future extraction. 1.11 Settlements identified as PLA in Schedule A are safeguarded and protected from unacceptable impacts from resource activities. The community's aspirations for the settlement's current and future growth are appropriately reflected in the local planning instrument.
Policy outcome 2 Innovative industries The long-term availability and development of industrial land, tourism opportunities, and efficient waste management services support the region's future community, economic and employment needs.	Industrial land and manufacturing	2.1 Plan for the sufficient long-term supply of large format industrial land within identified regionally significant industrial areas. Opportunities in these areas should support allied manufacturing, commercial, waste recovery centres, and research functions. 2.2 Beyond identified regionally significant industrial areas, other industrial land in existing or planned urban areas should be well serviced and connected to high order roads. Existing and future industrial land should be protected from encroachment by incompatible land uses. 2.3 Investigate options for coordinated land use planning, delivery and servicing of fit-for-purpose industrial land in regionally significant industrial precincts.
	Tourism	2.4 Support multi-stop drive tourism and regional tourism clusters. State agencies and local governments to: • identify and protect land for tourism-related uses (e.g. visitor hubs, scenic lookouts, rest stops, and short-term accommodation) along key drive tourism routes • support the development of tourism clusters and trails through integrated land use planning, including zoning, infrastructure planning, and tenure resolution • support First Nations tourism through land use planning that enables cultural tourism infrastructure and enterprise. 2.5 Support the clustering of high-quality mixed-use development in regional centres and in proximity to tourist attractions. 2.6 Provide opportunities for low-impact and environmentally sensitive tourism uses in rural zones where the use is complementary to and associated with the agricultural use.

THEME 2: THRIVING ECONOMY

Policy outcomes and strategies

Policy outcomes		Strategies
	Waste	2.7 Support the development of waste recovery and recycling facilities, primarily in industrial areas, or co-located with complementary industrial activities to facilitate on-site small-scale energy-from-waste or product creation. Regional industrial precinct planning actively accommodates one of, or any combination of: • organics processing and composting facilities • construction and demolition material processing • innovative waste-derived manufacturing uses, including bio-products and energy recovery. 2.8 Ensure adequate, feasible and sustainable regional landfill capacity to meet current and future waste management needs. Future landfill sites are to be appropriately located, serviced by infrastructure, and managed to minimise impacts.
Policy outcome 3		
Future-ready workforce Support and leverage continued investment in the health, aged care and education sectors to support diverse employment pathways, skilled worker attraction, and business and industry innovation.		3.1 Employment areas are co-located with existing services and infrastructure. Integrated land use planning and infrastructure planning is undertaken to identify: • opportunities adjoining the new Bundaberg Hospital site, including potential allied health, commercial and education opportunities • opportunities in Hervey Bay for allied health and knowledge development in the Urraween Medical Precinct and Pialba Town Centre • future allied health, education, and commercial opportunities proximate to the Kingaroy Hospital • investigate future opportunities in Gympie for new and expanded primary healthcare and age care facilities, including palliative and dementia care. 3.2 Prioritise the development of employment areas, education and training hubs, and infrastructure that responds to projected workforce needs across the region. State agencies and local governments to identify land use planning responses that support workforce attraction and retention, including: • protecting and enabling land for employment-generating uses in strategic locations • supporting innovative design solutions and co-location of early learning, education and training facilities in regional centres, with industry clusters. 3.3 Identify and plan for multi-purpose, flexible and adaptable health facilities and services that respond to changing and emerging community needs. 3.4 Direct co-location of knowledge industries (health, education, research and development etc.) to existing regional centres and central business districts.

THEME 3

Ecotourism and **biodiversity**



Toolara State Forest, Wide Bay Burnett
Gympie Regional Council

A VITAL ECONOMIC AND SOCIAL ASSET



Ecotourism and biodiversity

Residents and visitors to Wide Bay Burnett value the region's diverse range of environmentally, culturally, and socially significant landscapes. These landscapes, associated biodiversity, and scenic attributes are significant draw cards for the region and contribute to the region's reputation as a lifestyle destination.

Maintaining and improving the health of the region's ecosystems is also critical to supporting the social and economic wellbeing of the region, supporting key regional industries (such as agriculture, forestry and tourism) and enhancing the region's appeal to new families and working age households.

The region is rich in biodiversity and landscape values, appealing to and attracting visitors and residents alike. Spanning two biogeographic regions, Wide Bay Burnett comprises of the Great Sandy Marine Park, important nesting sites for sea turtles, and the gullies and rainforests of the Bunya Mountains, surrounded

by the undulating plains of fertile alluvial and volcanic soils. The region also hosts the southern extent of the Great Barrier Reef, the Great Sandy Marine Park, K'gari (Fraser Island) and the Cooloolool Coast. Beyond the coastline, the region provides a wide variety of native vegetation communities from closed rainforest through open woodland eucalypt forest, brigalow forests, banksia woodlands, heathlands, grasslands and mangrove forests.

The diversity of freshwater and terrestrial habitats of the region provides the backbone of its ecosystems. Areas of known high regional biodiversity values include the K'gari (Fraser Island) and Cooloolool Coast, Cania Gorge, Mt Walsh, the Bunya Mountains, Kinkuna/ Woodgate and the Burrum-Cherwell catchments. These areas have large tracts of relatively intact remnant vegetation and diverse ecosystems, providing important habitat for numerous threatened species.

Ecotourism

The natural environment is a vital economic and social asset for the region, enhancing both tourism and quality of life. Ecotourism plays a central role in the Wide Bay Burnett region, showcasing its iconic landscapes through nature-based experiences.

Harnessing the diverse and unique natural environment of the region to strategically position itself as a premier destination for eco-adventure tourism, thereby attracting increased visitor expenditure and supporting economic growth. Opportunities to provide visitors with active and passive recreation experiences include fishing and boating charters, diving, climbing, fossicking and mountain bike, rail trails, walking and horse trail tours.

By capitalising on its rich biodiversity and natural beauty, the region will continue to attract global visitors, positioning ecotourism as a key competitive advantage for Queensland. Furthermore, ecotourism serves as a strategic tool for preserving the region's unique ecosystems while creating employment opportunities.

The Butchulla people, the traditional owners of K'gari (Fraser Island), are beginning to build eco-cultural tourism offerings that provide meaningful employment opportunities for their community. The Taribelang Bunda of Bundaberg are offering award winning tour experiences on both their cultural connection to the landscapes of Bundaberg, and their connection to the land, waters and turtles at Mon Repos. Further growth could be facilitated through partnerships with local tour operators and collaboration with other Aboriginal and Torres Strait Islander groups to develop a cluster of ecotourism experiences.

THEME 3: ECOTOURISM AND BIODIVERSITY

Dark sky

The region is a vital hub thanks to its rich biodiversity, including six species of threatened sea turtles and the iconic Mon Repos nesting ground, which supports loggerhead, green, and flatback turtles. Additionally, the wetlands of the Great Sandy Marine Park attract over 20,000 migratory shorebirds annually, with counts reaching up to 40,000, including 18 species protected under international agreements. These remarkable species not only contribute to the region's ecological significance but also serve as key attractions for nature-based tourism, drawing visitors from around the world.

By prioritising the conservation of sea turtles and shorebirds, the region can ensure the sustainability of its unique ecotourism offerings and protect its natural heritage for future generations. The state has identified policy outcomes and strategies that may be relevant to the Dark Sky Area on **Map 12**, including a Dark Sky Area (Overlay) in Schedule C. However, these are provided as guidance only and not matters

that a local government must reflect or integrate in a local planning instrument. It is optional for the local government to consider whether, and if so how, these matters will be addressed for a particular local government area.

Furthermore, the provisions and matters are not relevant for development assessment, whether as a "relevant matter" or on any other basis. It is intended that the matters are only relevant to development if a local government opts to address the matters in a particular way in a local planning instrument.

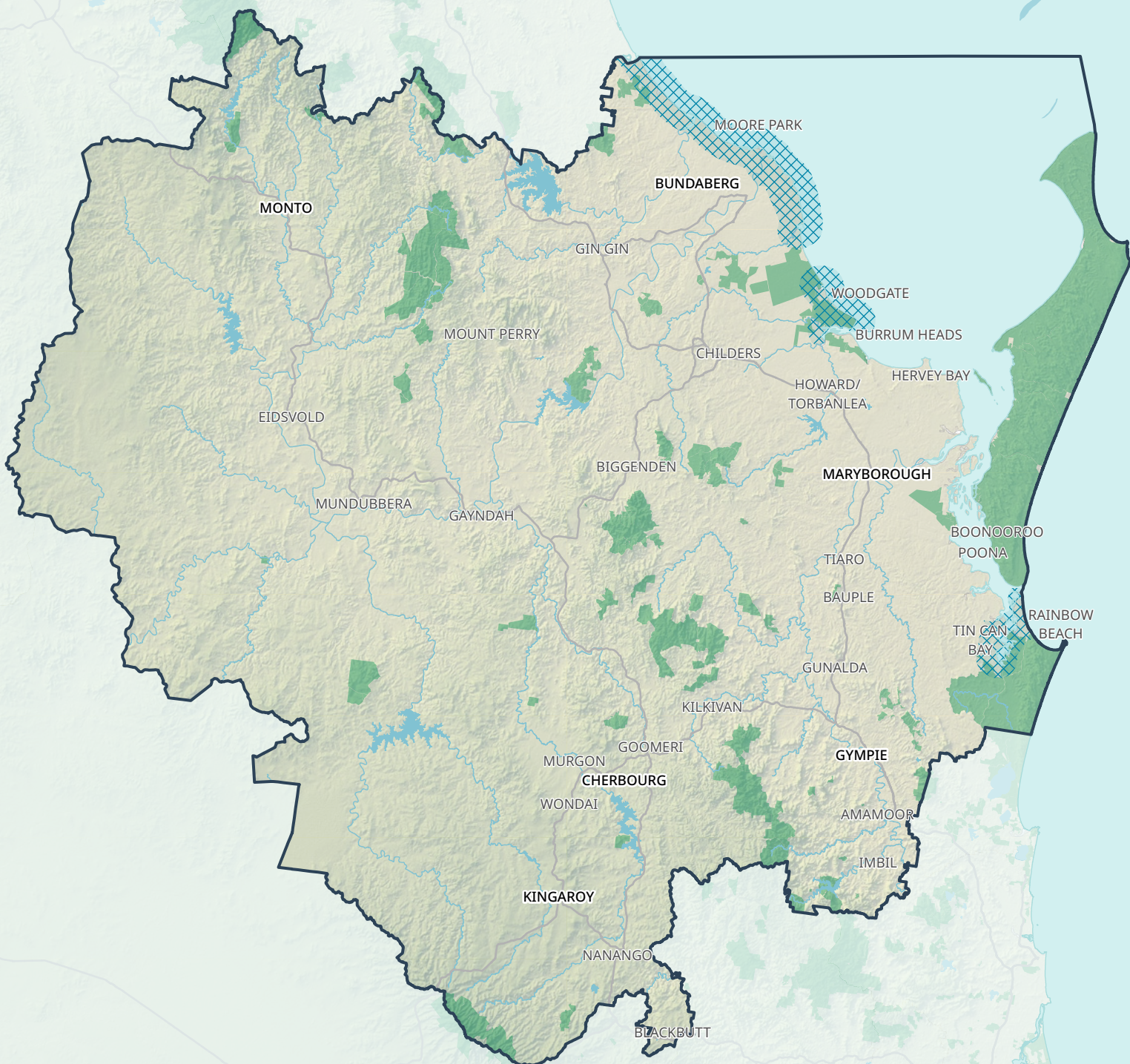
Reducing urban glow project - Bundaberg Regional Council

Bundaberg Regional Council, in collaboration with relevant stakeholders, is measuring urban light pollution using a network of sensors along the coastline and across Bundaberg City. This information is made available to the community and along with council's planning scheme requirements aims to reduce the negative impact of lighting on both nesting and hatchling marine turtles.

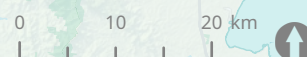
Map 12 Dark Sky Area

Legend

-  Dark Sky Area
-  National park
- Wide Bay Burnett Regional
-  Plan and Infrastructure Plan boundary



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THEME 3: ECOTOURISM AND BIODIVERSITY

Regional landscapes and biodiversity

The Regional Biodiversity Network identified for the region comprises existing national parks, SEAs and regional biodiversity corridors (**Map 13**). Policies associated with this network seek to reconnect the region's highly fragmented landscape, using the principles of avoid, and minimise as much as possible and only then mitigate, and offset and rehabilitate to stabilise and improve biodiversity and landscape values.

Regional biodiversity corridors are identified areas that contribute to landscape connectivity or have the potential to do so through targeted rehabilitation.

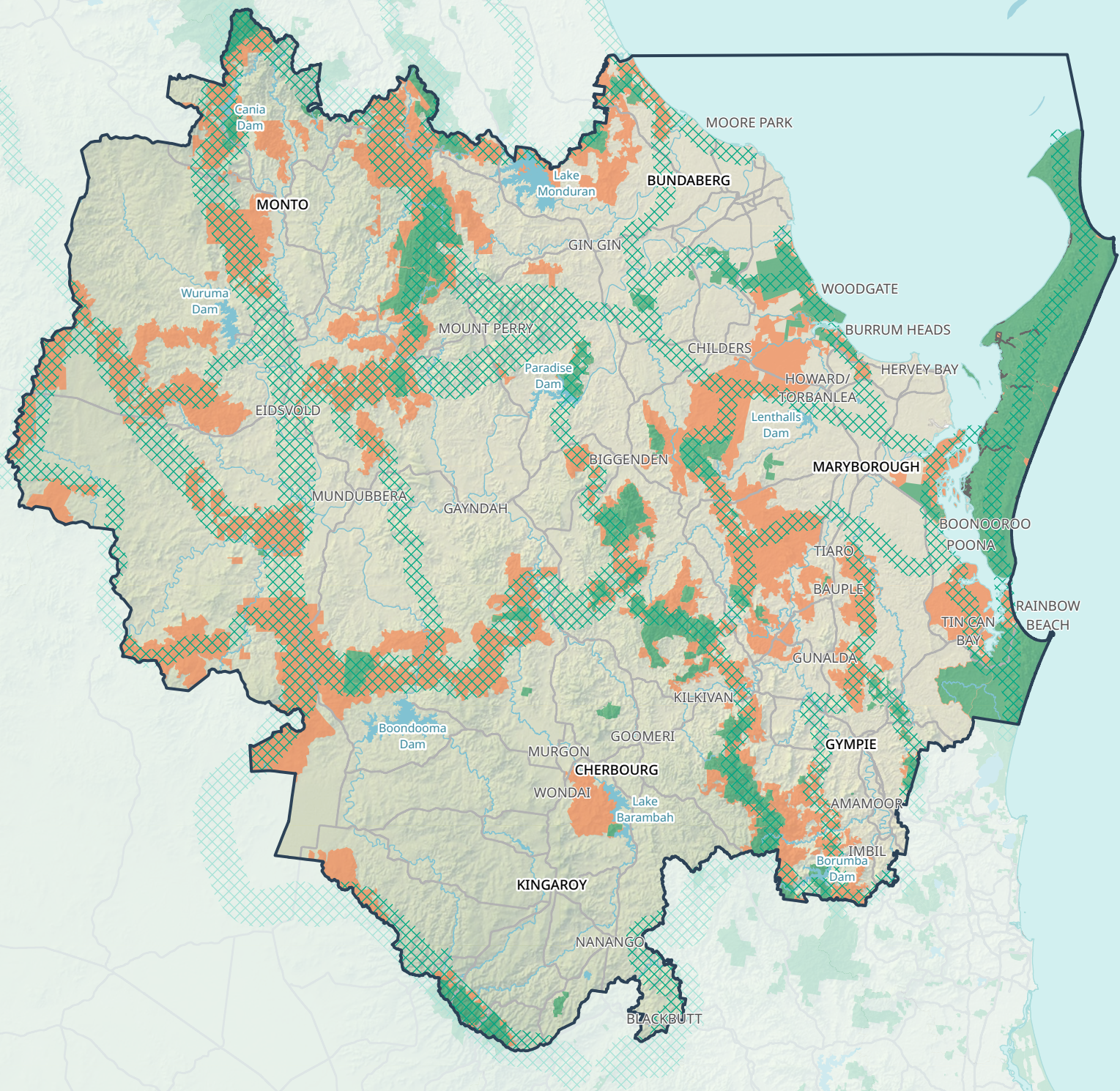
These corridors aim to enhance the connection between habitats and promote biodiversity conservation. It is important to note the identification of these areas are not intended to directly impact development assessment requirements. These areas are identified to facilitate the re-establishment of habitat connectivity, allowing species to move through the landscape and adapt to changing environment conditions. These areas may be integrated into local government planning schemes and may then inform settlement patterns and development decisions.



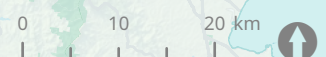
Burrum Heads, Fraser Coast

Map 13 Regional biodiversity networks

- Legend**
- Strategic Environmental Areas (SEAs)
 - Strategic Environmental Areas (Designated Precinct)
 - National park
 - Regional biodiversity corridor
 - Major waterbody
 - Reef and shoals
 - Major river
 - Wide Bay Burnett Regional Plan and Infrastructure Plan boundary



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THEME 3: ECOTOURISM AND BIODIVERSITY

Policy outcomes and strategies

Policy outcomes	Strategies
Policy outcome 1 Ecotourism Leverage the region's varied natural environment on existing nature-based and cultural tourism experiences.	1.1 Direct nature-based, adventure and ecotourism development and ancillary services to incorporate design and architecture that responds to natural features and key elements of scenic amenity. 1.2 Identify tourism trails through the Burnett, showcasing heritage and lifestyle and access to the Southern Great Barrier Reef, K'gari (Fraser Island) and Great Sandy Marine Park. 1.3 Enable tourism-related development adjacent to protected areas through local planning instruments which strike a balance between conservation, natural hazards, and low-impact tourism. 1.4 Co-design tourism products and experiences with local communities and First Nations custodians, which foster the development of authentic, engaging and sustainable tourism experiences. 1.5 Identify and promote opportunities for Indigenous and cultural-based tourism, including in protected areas.
Policy outcome 2 Dark sky provisions Land use planning supports new development that minimises the impacts of artificial lighting on sea turtle and shorebird activities in the Dark Sky Area.	<i>The below strategies relate to Bundaberg Regional Council and Gympie Regional Council and are optional:</i> 2.1 New development in the Dark Sky Area, is planned, constructed and operated in accordance with the Dark Sky Area overlay code (Schedule C) to minimise artificial lighting impacts on sea turtle and shorebird activity to the greatest practicable extent. 2.2 Impacts of artificial lighting from existing development and activities within the Dark Sky Area on sea turtle and shorebird activity is minimised to the greatest practicable extent. This includes public space, industrial applications and recreational area. 2.3 Implement planning regulations and associated management plans for the Dark Sky Area (Map 12) to minimise the artificial lighting impacts on sea turtle and shorebird activity during turtle breeding and shorebird migratory. Including considerations of potential building height requirements for development located on land visible from the beach or ocean in key areas. <i>As set out above, the policies and strategies are for guidance only and not matters that a local government must reflect or integrate in a local planning instrument and are not relevant for development assessment.</i>
Policy outcome 3 Regional landscapes and biodiversity Environmental and cultural features are protected, managed and maintained appropriately, ensuring that Wide Bay Burnett's natural values are conserved.	3.1 Protect the biodiversity and ecological integrity of identified SEAs from development and activities that have the potential to impact on the environmental attributes of the SEA (Schedule B). 3.2 Regional biodiversity corridors are conserved, managed, and enhanced to improve the ecological function of the region and provide social, environmental, cultural and economic benefits. 3.3 Provide opportunities in and around the regional biodiversity network to locate commercial and community activities that are consistent with the area's ecological values.

THEME 4

Healthy and **liveable** communities

 Elliott Heads, Bundaberg



Healthy and liveable communities

Proud and connected places

Renowned for its attractive and affordable lifestyle, the region offers proximity to natural attractions, community services, and recreational opportunities. Building on these strengths, neighbourhood planning and design can foster more diverse communities that are adaptable to changing demographics, lifestyles and future population need. Thoughtful neighbourhood-level planning enhances social cohesion, integrates infrastructure and open spaces, and creates a strong sense of community. By incorporating natural, physical, and cultural attributes into urban design, the region can strengthen residents' sense of belonging through access to communal networks, recreational spaces, and vibrant community hubs.

Good neighbourhood design in the Wide Bay Burnett region should prioritise connectivity, accessibility, and inclusivity, avoiding insular or gated developments that limit interaction. Local governments are already leveraging the region's unique identity through civic revitalisation projects in centres like Bundaberg, Hervey Bay, and Kingaroy, focusing on open spaces, cultural programs, and event planning to create vibrant, liveable communities. Design-led approaches can also highlight the region's distinctiveness, incorporating heritage, arts, culture, and night-time economy options further enhance local vibrancy, attracting younger demographics, boosting economic prosperity, and creating jobs.

Natural hazards and safety

The region will continue to experience natural hazards from time to time, including flooding, bushfire, severe thunderstorms and heatwaves. Some of the key potential impacts could include disruption of supply chains, reduced water security for urban and rural purposes, isolation of communities during natural hazard events, decreased quality of water flowing into the Great Barrier Reef, increasing heat stress and inundation of low-lying coastal areas.

Drought is a recurring challenge, impacting agricultural productivity, natural ecosystems, and water resources. Proactive measures, such as addressing land degradation and improving soil productivity through micro-climate manipulation are critical steps to minimise the long-term effects of drought on the region's agricultural and ecological systems.

Flooding has been a major issue in the region, with recent events highlighting the need for improved resilience and risk reduction. By incorporating local knowledge and hazard mapping into planning schemes, local governments can better understand the levels of risks and map areas likely to be exposed to hazards. By reducing exposure to hazards through risk-based planning, reconstruction costs can be significantly reduced. Additionally, planning for resilient

critical infrastructure, transport networks, and roads further safeguards lives and property. Ensuring access for emergency services and proximity to critical health services also plays a key role in protecting communities. Ongoing adaptation and learning remain essential to strengthen the region's capacity to withstand future natural hazard events.

Extreme heat poses a growing threat to public health, natural and urban environments in the region. Strategies such as increasing tree canopy cover, creating cool public spaces, and designing urban landscapes to retain water can help mitigate the impact of high temperatures. These measures also improve amenity, health, and economic vibrancy.

The draft regional plan emphasises the importance of avoiding development in hazard-prone areas where feasible and supporting local governments to apply a consistent evidence-based approach to hazard and risk assessment to reduce risk and build community resilience through local planning processes.

Above all else, natural hazards should not prohibit development, but ensure existing development rights are maintained.

THEME 4: HEALTHY AND LIVEABLE COMMUNITIES

Policy outcomes and strategies

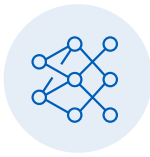
Policy outcomes	Strategies
Policy outcome 1 Proud and connected places Wide Bay Burnett communities are inclusive and well-designed to align with the region's character and cultural lifestyle and identity.	1.1 New development positively contributes to the quality and character of communities, including regional centres, townships, local neighbourhoods and streetscapes. 1.2 Communities and neighbourhoods are developed in areas of employment as connected places that provide access to services and open spaces, transport choices and integration. 1.3 Development in new and existing places facilitates active movement via safe walking and cycling networks. 1.4 Integrate open space networks into existing and new urban development, incorporating the region's natural assets to reduce heat from buildings and impervious surfaces, and strengthen the region's sense of place. 1.5 Aged care facilities are encouraged in existing urban areas to accommodate for the region's ageing population and provide access to local health and social services and infrastructure. 1.6 Lifestyle communities are integrated into the existing urban fabric, ensuring these developments are walkable, connected and safe. Insular and gated developments are to be avoided where possible. 1.7 Support the enhancement of a night-time economy in key centres to create vibrant local places. This includes after-hours trading, dining precincts, food and beverage options, temporary events, unique visitor experiences and creative cultural expressions. 1.8 Identify and zone areas suitable for arts, cultural and night-time economy uses. Maximise land use planning responses to manage amenity, safety, and accessibility in mixed-use and entertainment precincts, supporting the integration of these uses into urban centres to enhance community vibrancy and economy.
Policy outcome 2 Natural hazards and safety Land use planning facilitates resilience and mitigation of natural hazards.	2.1 Planning schemes minimise the current and future risk from the natural hazards on the community, infrastructure and the natural environment, ensuring new development incorporates innovative and resilient design. 2.2 Local governments identify land use planning actions that align the delivery of Regional Resilience Strategies and Local Resilience Action Plans to promote a place-based approach to resilience.

THEME 5

Infrastructure

 **Bruce Highway, Bundaberg**

SIGNIFICANT INFRASTRUCTURE PLANNING AND DELIVERY



Infrastructure

The draft infrastructure plan is an appendix to the draft regional plan (refer to Appendix 1) and provides a coordinated medium to long-term framework for regionally significant infrastructure planning and delivery to align with planned growth across the region.

The draft infrastructure plan identifies regionally significant infrastructure needs and is the primary tool for guiding long-term infrastructure investment and statutory infrastructure planning across the region. It is intended to inform strategic infrastructure planning and delivery across all levels of government, industry, and community, supporting a more coordinated approach to infrastructure investment.

The draft infrastructure plan now includes policy outcomes and strategies that are intended to be integrated into local planning schemes and given due regard in development assessment process. This marks a shift from previous regional infrastructure plans that focussed on the Queensland Government Capital Pipeline and strategic guidance to inform infrastructure planning.

To support this new approach, infrastructure policies and strategies in the draft infrastructure plan are called up in Chapter 5 – Delivery, ensuring clear implementation pathways and alignment with regional land use outcomes. State agencies and local governments will be key partners in applying these policies, contributing data and insights to support ongoing monitoring and review.

The draft infrastructure plan is structured around the following infrastructure areas - transport, water, energy, digital connectivity and social and community infrastructure. Transport projects are categorised as either:

- Region-Shaping Infrastructure (RSI): Transformative investments that influence land use, economic development, and regional connectivity
- Infrastructure Enhancing Strategies (IES): Targeted upgrades that improve safety, resilience, and service efficiency.

This integrated approach to land use and infrastructure planning in the region will provide for a more coordinated and streamlined planning process, creating greater clarity and certainty for stakeholders and the community.

CHAPTER 5

Delivery

 Coolooloa Cove, Gympie

DELIVERY

Making it happen

The regional plan provides a solid foundation for enhancing planning and development across the region. Its effectiveness will largely depend on the extent to which its objectives are embraced and implemented by government, industry, and the community.

The existing planning framework is the primary tool for the implementation of this plan. This includes local government plan-making and development assessment.

Delivery of this plan will also rely on other tools that sit outside of the planning framework including, for example:

- legislation and statutory instruments such as the *Economic Development Act 2012* and *State Development and Public Works Organisation Act 1971*
- non-statutory instruments such as Regional Transport Plan (RTP)
- funding mechanisms from federal and state governments under existing initiatives.

Ongoing monitoring of the draft regional plan implementation will help determine the effectiveness of policies and, in turn, help shape future reviews of the plan. Regional planning is cyclical and involves plan-making, monitoring and reviewing being repeated over time.



DELIVERY

Application of regional policies

As a state planning instrument, the plan's land use policies are applied through Queensland's planning framework. Regional plans are given effect through the Planning Act which requires local governments to consider regional plans when preparing their local planning schemes and through development assessment. The RPI Act considers land use policies in relation to resource activities that generally occur outside the Planning Act and local government planning schemes.

Additionally, the SPP sets out the Queensland Government's interests in planning and development. The regional plan contextualises these state interests, where required, to provide the planning and decision-making framework specific to the region.

Sitting within this framework, the regional plan guides strategic planning and decision-making for all levels of government and industry across a range of sectors. In doing so, the regional plan is applied on the ground through:

- land use planning by state and local governments, including local government planning schemes and joint planning initiatives
- the assessment of development applications made under the Planning Act
- the regional infrastructure planning policy outcomes and strategies
- the assessment of certain resource activities or regulated activities as defined under the RPI Act
- other plans and programs, including non-statutory processes that may influence change and growth management in the region, including economic development strategies, natural resources management, conservation programs and regional tourism strategies.

The relationship between state, regional and local planning is summarised in **Figure 2**.

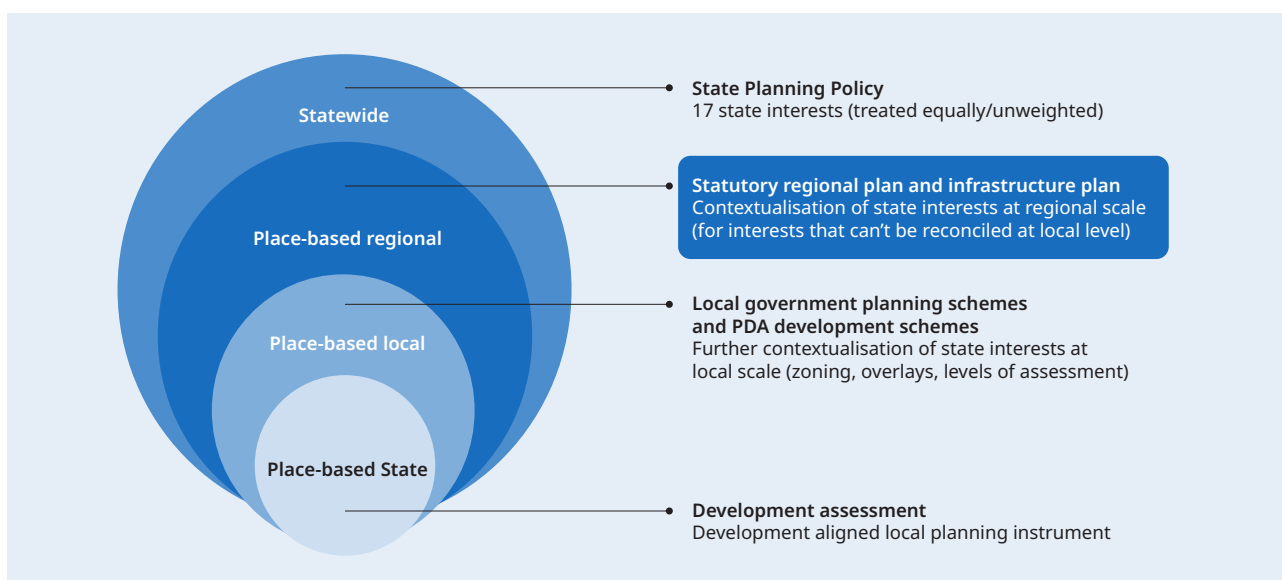


Figure 2: Statutory regional plan and infrastructure plan

DELIVERY

Development assessment

In accordance with the *Planning Regulation 2017* (the Planning Regulation), proposed development is to be assessed against or have regard to the following parts of the draft regional plan and infrastructure plan, to the extent relevant:

Chapter 3: Regional growth and regional interests

Chapter 4: Policy outcomes and strategies (other than Dark sky in Theme 3: Ecotourism and biodiversity)

Appendix 1: Draft Wide Bay Burnett Infrastructure Plan 2026

Schedule B: Environmental attributes of the Strategic Environmental Areas

Where the regional plan is relevant in the assessment of a development application, the proposed development will conflict with the regional plan if it does not comply with the above sections.

The only exceptions are the following matters, which are intended to assist local governments in plan-making and to be implemented through planning schemes. They are not intended to be implemented in an ad-hoc way through assessment of individual development applications, whether as a “relevant matter” or on any other basis:

- dwelling supply targets.

To avoid any doubt, the vision in Chapter 1 and the matters and provisions with respect to the Dark sky in Chapter 4 and Schedule C are not relevant to development assessment, whether as a “relevant matter” or on any other basis. The content from Chapter 1 reflects a long-term vision for the region, which is intended to be achieved over time through planning instruments rather than through assessment of individual development applications. As set out above, the matters with respect to the Dark sky are included for guidance for local governments only.

Plan-making

Under the Planning Act, regional plans are statutory instruments that articulate state interests at a regional scale. Regional plans inform the preparation and amendment of local government planning schemes. Local governments must ensure their planning schemes appropriately reflect and advance the regional plan. Both the SPP and the regional plan are used to determine whether a local government planning scheme incorporates state interests.

In accordance with the *Planning Regulation 2017*, local governments are to ensure their planning scheme appropriately integrate the following parts of the draft regional plan and infrastructure plan, to the extent relevant:

- Chapter 3: Regional growth and regional interests
- Chapter 4: Policy outcomes and strategies (other than Dark sky in Theme 3: Ecotourism and biodiversity)
- Appendix 1: Draft Wide Bay Burnett Infrastructure Plan 2026.
- Schedule B: Environmental attributes of the Strategic Environmental Areas

Matters and provisions with respect to the Dark sky in Chapter 4 and Schedule C are provided as guidance only and not matters that a local government must reflect or integrate in a local planning instrument. It is optional for the local government to consider whether, and if so how, these matters will be addressed for a particular local government area.

Monitoring

Monitoring is essential to establish what is happening now and what may happen in the future. It is also important to compare these trends against existing policies and targets to determine what needs to be done.

To successfully achieve the regional plan intent, tracking of performance and progress against the policy outcomes sought by the regional plan is required.

The regional plan’s implementation will be monitored to evaluate the progress of themes, policy outcomes and strategies, and highlight significant regional achievements and milestones.

APPENDIX 1

Draft Wide Bay Burnett Infrastructure Plan

 Torbanlea, Fraser Coast

APPENDIX 1

Draft Wide Bay Burnett Infrastructure Plan

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Introduction

The draft infrastructure plan is an integral component of the draft regional plan, serving as a strategic infrastructure planning document. Encompassing both policy-driven and asset-based strategies, it aims to enhance alignment between long-term land use planning and infrastructure planning.

The draft infrastructure plan provides the infrastructure direction to support regional growth and adaptation to change by articulating integrated planning policies and strategies for matters of state interests. It also establishes a long-term, place-based framework for regionally significant infrastructure. Together, these will help facilitate housing supply and economic growth in the region.

The draft infrastructure plan reflects the Queensland Government's commitment to coordinated land use and infrastructure planning and complements broader state initiatives such as the Queensland Government Infrastructure Pipeline.

The plan is structured around the following three key components:

- Policy outcomes and strategies: provide policy outcomes and strategies for matters of state interests in transport, water, energy, digital connectivity, and social and community infrastructure.
- Region shaping infrastructure / infrastructure enhancing strategies (transport): region shaping infrastructure includes significant or strategic transport infrastructure investments that may drive changes in land use and stimulate housing supply and economic growth within a region. Infrastructure enhancing strategies are essential for maintaining or improving the existing infrastructure network.
- Future planning considerations: future infrastructure planning priorities for the region that are as yet unfunded, but where planning or investigation is warranted to inform the nature of the long-term infrastructure need.

The draft infrastructure plan is an appendix to the draft regional plan and plays a critical role in its implementation. Its scope includes both policy-led and asset-led approaches for better long-term alignment through land use and infrastructure planning. Infrastructure policies and strategies within the draft infrastructure plan are intended to be integrated into local planning schemes and given due regard in development assessment processes.

These policies are referenced in the draft regional plan (refer to Chapter 5 – Delivery), ensuring statutory application and alignment with regional land use planning. This integration strengthens the planning framework and supports a more coordinated and strategic approach to infrastructure delivery across the region.

INFRASTRUCTURE

Infrastructure planning in Queensland

Regional infrastructure plans

Infrastructure plans support a place-based approach to infrastructure planning by identifying and prioritising regionally significant long-term infrastructure needs. As part of the regional plan, the infrastructure plan is a statutory instrument under the Planning Act.

Infrastructure plans are intended to inform the strategic planning of all levels of government, business and industry to support a more coordinated approach to long-term planning or investigations and for aligning, prioritising and sequencing infrastructure.

While state infrastructure agencies remain accountable for delivering their respective infrastructure projects and programs, infrastructure plans enable the Queensland Government to take a coordinated and strategic approach to the state's longer term infrastructure priorities in regional areas. This supports a more aligned Queensland Government response to future housing supply, construction productivity, supply chain and workforce challenges.

2032 Delivery Plan

Maryborough will host archery in the 2032 Olympic and Paralympic Games, and the Wide Bay Burnett region will receive transport improvements to support these events. These include upgrades to the Bruce Highway (Tiara Bypass), and Walker Street, Maryborough.

Queensland Government Infrastructure Pipeline

The Queensland Government Infrastructure Pipeline (QGIP) demonstrates the government's commitment to statewide and regional priorities through a periodically updated pipeline of infrastructure in planning and delivery.

The QGIP provides industry with visibility of the Queensland Government's infrastructure pipelines across key infrastructure classes in the region to provide greater clarity and confidence and help inform industry preparedness, including supply chain and workforce planning. The draft infrastructure plan will inform future updates to the QGIP.

The QGIP is an interactive dashboard of state infrastructure opportunities across Queensland. It contains the following two datasets:

- the delivery pipeline outlining state infrastructure commitments over the next four years
- the planning pipeline, which includes proposals that are at a planning stage. These are proposals moving through different stages of assessment by the Queensland Government. All proposals in planning stage are subject to government consideration and final investment decisions.

The QGIP dashboard provides access to infrastructure project information in an interactive and user-friendly format. Information is accessible online and can be searched and filtered by information like region and infrastructure class.

QGIP dashboard

The QGIP dashboard is publicly available from the below website:

<https://www.statedevelopment.qld.gov.au/infrastructure/projects-and-programs/queensland-government-infrastructure-pipeline>

INFRASTRUCTURE

Residential Activation Fund

The \$2 billion Residential Activation Fund is unlocking land supply for new housing across the region and the rest of the state. By investing in trunk water, sewer, stormwater and roads, and essential higher order power supply and telecommunications infrastructure, the fund enables locally approved residential developments to progress and new homes to be built.

Queensland Waste Strategy

The Queensland Government's Less Landfill, More Recycling 2035: Queensland Waste Strategy sets a long-term framework to reduce landfill and boost recycling. The strategy includes working with local governments and industry to develop a statewide waste and recycling infrastructure plan to guide investment in the infrastructure needed to reduce waste to landfill.

Bruce Highway, Bundaberg



TRANSPORT

Regional infrastructure planning

Transport

The Wide Bay Burnett region has a well-connected and efficient multi-modal transport network that facilitates place-making and meets the needs of its residents, visitors and industries. This network is vital for maintaining connections and supporting economic growth within the region, as well as throughout Queensland and Australia. The area's transportation infrastructure includes roads, railways, marine and air facilities, plus active and public transport services supplemented by on-demand, community transport options.

Roads serve as the main means of moving freight and people across the Wide Bay Burnett region. The Bruce Highway, a key part of the National Land Transport Network, running from Brisbane to Cairns, is the national transport spine that directly supports the regional communities of Bundaberg, Hervey Bay, Gympie, Tiaro, Maryborough, Childers and Gin Gin. A network of state-controlled roads connect to this transport spine and supports communities and key industries across the Wide Bay Burnett region. These key network links include the Burnett Highway, Isis Highway, Bundaberg Ring Road and Maryborough Hervey Bay Road. The state network has a significant role in providing access to urban centres, tourist destinations, industries, mining and agriculture. It is recognised that future demands may challenge the capacity of the Bundaberg Ring Road as a key freight corridor. Continuing to improve the resilience and reliability of the higher-order road network will reduce vulnerability to closures, lengthy detours and isolation for dispersed communities.

The North Coast Line (rail) runs north-south through Wide Bay Burnett, connecting Brisbane to Cairns with coastal centres along the route. It handles both freight and passenger services such as high-speed tilt trains and commuter routes between Gympie and Brisbane. Presently, the region does not have an intermodal facility for transferring goods between road and rail.

Various bus and coach services are available, including public transportation, school buses, community transport, rail connection buses and long-distance coaches. Urban bus networks connect suburbs and nearby communities in Bundaberg, Gympie, Hervey Bay and Maryborough to centres, hospitals and educational institutions. However, long travel distances and low residential densities challenge access to public transport in some areas.

The Port of Bundaberg, operated by Gladstone Ports Corporation, primarily handles goods, bulk goods and high mass freight. The only land-side transport access to the Port is by a road that utilises a dedicated National Key Freight Route. This route traverses residential, commercial, industrial and agricultural areas. Residential expansion in Bundaberg could impact opportunities to maintain connections to the Port and the Bundaberg SDA. Marine facilities across the region cater to commuters, tourists and recreational users. Marine aquaculture and commercial fishing also rely heavily on coastal access points and marine facilities.

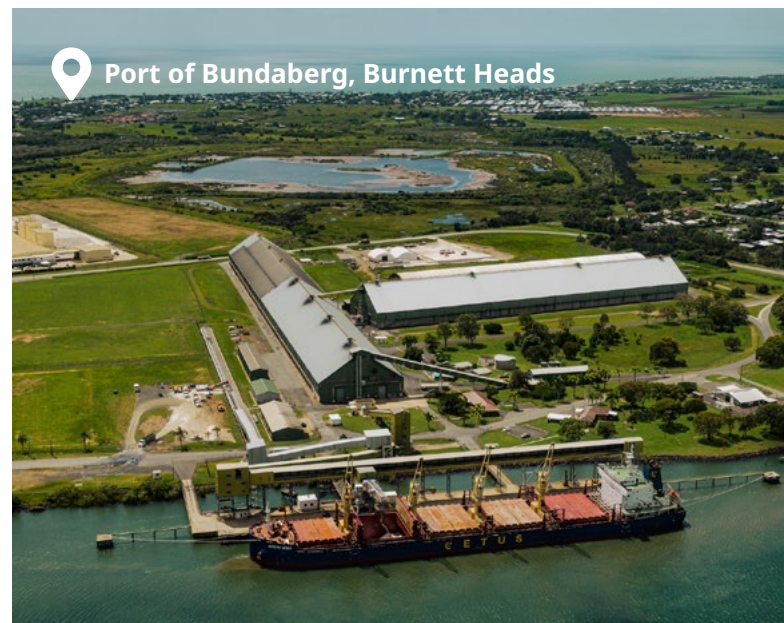
TRANSPORT

Urban areas feature active transport options, such as footpaths and cycling paths, which vary in their connectivity and quality.

Hervey Bay Airport and Bundaberg Airport offer regular passenger flights, while smaller airports and aerodromes mainly serve recreational, training and maintenance purposes. Some locations—such as Maryborough, Gympie, North Burnett, and South Burnett—also handle modest but vital freight operations. With new carriers entering the market and increased workforce mobility, regional air travel is projected to rise. Enhanced flight frequency and upgraded facilities that facilitate growth in aviation and associated industries will contribute to future economic development.

Key factors influencing transport demand in the region include population growth and evolving settlement patterns, industrial expansion, growth in minerals, including the emerging critical minerals sector in the North Burnett and wider region, energy projects, the timber industry and growth in agriculture and value-added agricultural products, health, construction and manufacturing. Maintaining network resilience is essential for alternative freight routes. Addressing these drivers will require both new infrastructure and non-infrastructure solutions.

The Port of Bundaberg, operated by Gladstone Ports Corporation, primarily handles goods, bulk goods and high mass freight.



TRANSPORT

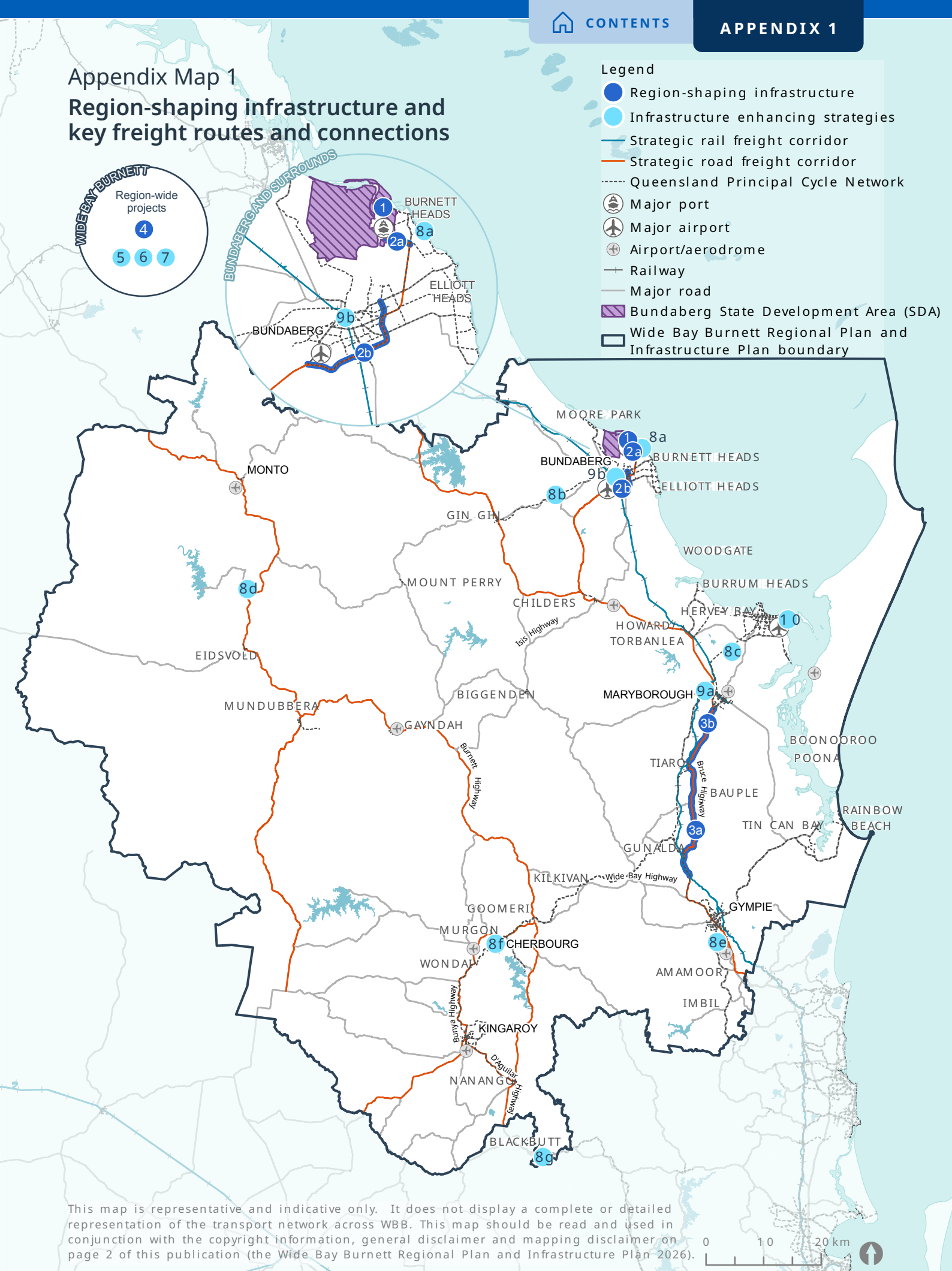
Policy outcomes and strategies

Policy outcomes	Strategies
Policy outcome 1 Transport networks and infrastructure Efficient transport infrastructure and services that supports safe, accessible, resilient and connected communities, access to new housing supply, enhances place and boosts economic growth.	1.1 Support transport infrastructure (including those identified on Appendix Map 1, Table 1 and Table 2) which facilitates housing and economic outcomes by coordinating land use, development sequencing and corridor protection with planned transport networks. 1.2 Support the provision of safe, convenient, accessible and legible cycle and pedestrian networks, including on-road and off-road routes that support transport, recreation and tourism trips. 1.3 Integrate land use and transport planning to accommodate multiple modes of travel, improve network safety and efficiency and safeguard key transport corridors from incompatible development. 1.4 Ensure state and local government transport infrastructure needs are considered early in planning for urban growth areas to manage the interface between new communities and major transport and movement corridors. 1.5 Support active and public transport connectivity in and around centres and surrounding suburbs by integrating and aligning land use and transport networks and promoting development patterns that support accessibility and mode choice. 1.6 Coordinate and align infrastructure planning, sequencing and delivery across state agencies and local governments to support timely outcomes for residential and industrial growth.
Policy outcome 2 Strategic links and supply chains Strategic linkages to domestic and international markets via road, rail and sea are identified, protected and enhanced to ensure safety and resilience, with the co-location of allied industries and infrastructure promoted to support secure and robust transport networks which enable efficient and secure transport access from primary to tertiary production.	2.1 Support the connectivity, resilience and long-term strategic viability of the Port of Bundaberg, industrial precincts and regional transport terminals (including airports) and inter-regional accessibility by protecting strategic access routes, managing land use interfaces and avoiding incompatible development. 2.2 Investigate future freight and logistics hubs and facilities along major regional freight corridors, including areas near the Port of Bundaberg. 2.3 Protect established and potential freight facilities and routes, including the Port of Bundaberg and the Bundaberg State Development Area, by preventing encroachment from incompatible development and safeguarding ongoing operation, access and future expansion. 2.4 Enhance the strategic freight network by identifying the need for regional intermodal terminals and their integration across rail, road and sea transport to facilitate efficient connections between freight modes. 2.5 Support the appropriate location and co-location of industry and freight-oriented development near regional transport corridors by promoting efficient access, optimising use of the transport network and improving resilience to disasters.

Appendix Map 1 Region-shaping infrastructure and key freight routes and connections

Legend

- Region-shaping infrastructure
- Infrastructure enhancing strategies
- Strategic rail freight corridor
- Strategic road freight corridor
- - - Queensland Principal Cycle Network
-  Major port
-  Major airport
-  Airport/aerodrome
-  Railway
-  Major road
- Bundaberg State Development Area (SDA)
- Wide Bay Burnett Regional Plan and Infrastructure Plan boundary



This map is representative and indicative only. It does not display a complete or detailed representation of the transport network across WBB. This map should be read and used in conjunction with the copyright information, general disclaimer and mapping disclaimer on page 2 of this publication (the Wide Bay Burnett Regional Plan and Infrastructure Plan 2026).

TRANSPORT

Region-shaping infrastructure

Region shaping infrastructure (RSI) for transport includes future transformative investments with the potential to shape the planning of land use and economic development in the region. RSI typically requires significant funding across multiple levels of government, delivers benefits to multiple local government areas and has regional economic and social significance.

RSI for transport enhances multi-modal statewide and key regional connectivity, particularly among regional activity centres, precincts, industrial areas and economic assets in order to foster economic growth and improve access to essential services. RSI also ensures the resilient, efficient and secure movement of people and transportation of goods throughout the region.

RSI aligns with the region's preferred settlement pattern through to 2046 by supporting residential growth, increased density in strategic areas, more efficient use of existing infrastructure and promoting an efficient and responsive transport system. It also identifies strategic transport investments to benefit key sectors such as agriculture, energy, tourism, and health.

RSI for transport includes new or major upgrades to:

- rail, strategic road network or strategic freight network
- aviation or marine facilities
- active transport and public transport.

The RSI listed below do not constitute an exhaustive inventory of all transport infrastructure needed to accommodate growth through to 2046. Rather, they identify initiatives that warrant consideration within land use and infrastructure planning.



Bruce Highway, Bundaberg

TRANSPORT

Appendix Table 1 – Region-shaping infrastructure

Map reference	Region-shaping infrastructure	Relationship to regional outcome
1	Improve the productivity, reliability and safety of freight and general traffic access to the Port of Bundaberg and Bundaberg SDA.	This high priority national freight route is essential for securing the economic future of both the Port and the Bundaberg SDA, as well as making a substantial contribution to regional employment and economic growth.
2	Protect the Bundaberg – Port Road and the Bundaberg Ring Road for heavy vehicles and freight priority movements.	Planning to maintain these routes for heavy vehicles and freight, ensuring private vehicle access is restricted to main intersections, especially through developing community areas. This will contribute to the economic future of both Bundaberg and the region, as well as making a substantial contribution to regional employment.
3	Bruce Highway improvements: a) Curra to Tiaro b) Tiaro to Maryborough.	The Bruce Highway is a crucial freight and commuter transport route in Queensland, connecting centres between Brisbane and Cairns. These improvements will improve safety, flood resilience and capacity over the long-term. The \$9 billion Bruce Highway Targeted Safety Program will deliver key safety treatments to priority sections north of Gympie.
4	Active and public transport connectivity – including the Queensland Principal Cycle Network, Priority Route Maps, Walking Network Plans, integrated with land use planning and transport networks in and around centres, key destinations and surrounding suburbs.	Improve active and public transport accessibility and connectivity, including micro-mobility, enhance access to employment, services, education, and other key destinations while supporting healthier communities. Integrated walking and cycling networks also reduce congestion and transport costs, contributing to more efficient centres and supporting long-term growth.

TRANSPORT

Infrastructure enhancing strategies

Infrastructure enhancing strategies (IES) for transport focus on initiatives that, while not transformative in the same way as RSI, are essential for maintaining or improving the existing infrastructure network. IES play a crucial role in the region's development, connectivity, resilience and accessibility. IES include:

- planning for more efficient movement of people and goods, including corridor upgrades and safety enhancements
- initiatives that enable better transport choices (including active and public transport, and micro-mobility)
- initiatives that strengthen network resilience.

IES align with the preferred settlement pattern in the region through to 2046, ensuring the transport system remains efficient, safe and capable of supporting the region's growth.

Appendix Table 2 - Infrastructure enhancing strategies

Map reference	Infrastructure enhancing strategies	Relationship to regional outcome
5	Jointly develop integrated transport strategies, where required.	Jointly prepare a 20-year multi-modal transport strategy aimed at supporting emerging growth areas and improving connectivity of communities.
6	Prioritise improvements to bridges associated with local roads of regional significance.	Improving routes for heavy vehicles, freight and tourism – including road and bridge improvements – will contribute to the economic future of the region.
7	Improve network resilience by providing practical route alternatives.	Upgrading key corridors to enable continued operation of supply chains and community evacuation following disasters and significant road crashes.
8	Ecotourism and recreational trails, including: - Turtle Trail between Elliott Heads and Burnett Heads - Bundaberg to Gin Gin Rail Trail - Mary2Bay Rail Trail between Hervey Bay and Maryborough - Boyne Burnett Inland Rail Trail - Mary Valley Rail Trail - Kingaroy to Kilkivan Rail Trail - Brisbane Valley Rail Trail.	Iconic and unique rail and turtle trails support ecotourism and active tourism.
9	Regional train station upgrades: - Maryborough West railway station - Bundaberg railway station.	Queensland Rail plans on upgrading these stations to deliver improved customer experience, safety and accessibility for customers travelling on the network.
10	Urangan State Boat Harbour Master Planning	Planning to improve the resilience, capacity and functionality of the public maritime asset, supporting regional economic activity (tourism, commercial and recreational boating).

TRANSPORT

Future planning considerations

RSI and IES list initiatives and strategies that align with policies to support regional development. Medium and long-term transport planning should consider new opportunities and proposals beyond current initiatives to improve connectivity, resilience, and prosperity. This strategic approach will enable governments at all levels to explore innovative and coordinated transport solutions while remaining responsive to evolving community needs and economic opportunities.

Key considerations for future transport infrastructure in Wide Bay Burnett include the following.

- Assess the need and feasibility for an intermodal road-rail freight facility in the region, which could enable greater use of the rail freight network by local industries, strengthen freight network resilience and provide a foundation for a larger trading hub supporting interstate exports.
- Undertake planning, with a whole of rail network focus, to guide investment decisions and priorities for the North Coast Line. This work will support passenger and freight efficiency improvements on the North Coast Line, including improving reliability, flood resilience and major capacity constraints.
- Where feasible leverage opportunities to develop Bundaberg Port transport infrastructure (including the Port of Bundaberg shipping channel) to address demand for increased trade and cruise shipping.
- Improve connectivity and expand public transport coverage through proactive service planning that aligns with preferred future land use changes and accommodates growing travel demands.
- Identify, plan and facilitate the infrastructure and supply chain investments required to enable new liquid fuel refining and storage opportunities, including within the Port of Bundaberg and Bundaberg SDA, to enhance Queensland's fuel capability and long-term supply resilience.

Queensland Fuel Security Plan

The Queensland Government's Fuel Security Plan establishes a coordinated, long-term approach to strengthen the state's fuel resilience by increasing local production, refining and storage capacity. The plan responds to vulnerabilities in global supply chains by prioritising "sovereign capability". This plan supports domestic fuel supply by unlocking oil reserves, expanding refining capacity and boosting fuel storage across key locations. Collectively, these measures are intended to deliver immediate price relief, improve supply reliability and provide long-term certainty for Queensland's economy and regional communities.

Accelerating Fuel Infrastructure Program

The Accelerating Fuel Infrastructure Program provides a coordinated, whole-of-government framework to fast-track investment in fuel infrastructure. The program invites industry to propose new refining and storage projects, including consideration of strategically located state-owned land near key ports. These projects are supported by streamlined approvals and targeted facilitation. Through market-led proposals, land audits and expedited delivery pathways, the program aims to unlock private sector investment, expand infrastructure capacity and enhance Queensland's ability to respond to future fuel supply disruptions.

TRANSPORT

Wide Bay Burnett Regional Transport Plan

Transport infrastructure planning for Wide Bay Burnett is directed by the Wide Bay Burnett Regional Transport Plan developed by the Department of Transport and Main Roads.

The Regional Transport Plan is a public planning document that defines the intended development of the transport system across the region over a 15-year horizon in a way that supports regional goals for the community, the economy, and the environment. The Regional Transport Plan considers all modes of transport, regional demographic and industry changes, local government land use and transport planning.

Queensland Freight Delivery Plan (2026)

Department of Transport and Main Roads is developing the Queensland Freight Delivery Plan to drive innovation and deliver real change in the short-term, while laying the foundation for achieving longer term goals such as resilience and regional economic development.

Gympie Interchange, Bruce Highway

Department of Transport and Main Roads



WATER

Water

Water is fundamental to the Wide Bay Burnett's quality of life, agricultural productivity, industrial development and long-term economic resilience. The region's water infrastructure comprises an interconnected system of dams, weirs, treatment plants, irrigation schemes, groundwater resources and distribution networks that support urban communities, intensive agriculture, food processing, manufacturing and industries such as minerals, critical minerals, coal mining and renewable energy.

Water supports nearly every industry in the Wide Bay Burnett region, with agriculture being the primary user. Access to reliable water is key to intensifying and diversifying agricultural production. High-value crops such as avocados, nuts, grapes and tree fruits are particularly vulnerable to rainfall variability and depend on secure and reliable water supply. Emerging regional industries, including advanced manufacturing and bioindustries, are also expected to require significant and reliable water supplies.

Despite strong foundational assets, the region faces several water related challenges. As agricultural production expands to meet population growth, demand for water will increase. At the same time, the region's water supply is becoming increasingly variable. In parts of North Burnett, South Burnett and Gympie, smaller communities face water supply vulnerabilities due to limited storage, ageing assets or reliance on a single source. Water supply providers must ensure that infrastructure can support future development and align with overall land use and economic strategies. The region also faces growing challenges from rising maintenance costs for ageing systems, alongside the need to upgrade and expand infrastructure to support growth, new industries and resilience.

The region's water supply providers must also plan to ensure trunk and servicing infrastructure, such as water supply and wastewater networks, can effectively support future industrial and residential development.

Policy outcomes and strategies

Policy outcomes	Strategies
Policy outcome 1 Future focused water management The region's water supply is supported by innovative management, suitable infrastructure and forward planning.	1.1 Coordinate and align infrastructure planning, sequencing and delivery across state agencies and local governments to support timely outcomes for residential and industrial growth. 1.2 Align land use and water planning by considering relevant Regional Water Assessments and benefit-cost analysis to support regional water security. 1.3 Protect water supply and wastewater assets, including land required for future water infrastructure and corridors, by preventing encroachment from incompatible development and safeguarding ongoing operation and expansion. 1.4 Adopt water sensitive measures in new developments to reduce water demand and limit pressure on regional water and wastewater infrastructure.

Key water infrastructure initiatives have the potential to support agricultural, industrial or residential growth in the region. The initiatives are in different stages of assessment, design and pre-construction.

Map reference	Key water infrastructure initiative	Relationship to regional outcome
1	Paradise Dam Project	The delivery of a project that will restore the dam's full water supply and meet stringent safety criteria to reliably service the Bundaberg region with irrigation to boost productivity.
2	Barlil Weir	This new weir in the South Burnett, with a potential storage capacity of 1,500ML, will improve the reliability of existing Medium Priority water allocations enabling expansion of irrigation facilities for high value crop production thereby promoting agricultural expansion.
3	Cooranga Weir	This new re-regulating weir in the North Burnett, with a potential storage capacity of 2,500ML, will improve the reliability of existing Medium Priority water allocations, enabling expansion of irrigation facilities for high-value crop production thereby promoting agricultural expansion.

Future planning considerations

Water infrastructure planning within the Wide Bay Burnett region is driven by a focus on long-term security and resilience in response to population growth, expanding agricultural needs, climate variability and development growth. Strategic initiatives should prioritise methods such as managing demand, recycling water and exploring alternative supply sources, including non-infrastructure solutions, after benefit-cost analysis.

Future planning aims to address both current requirements and anticipated growth in demand by identifying when and where additional water supply capacity might be needed. The feasibility of future initiatives is dependent on factors including water availability, impacts on existing water users, technical and engineering feasibility and economic and financial considerations. In addition, developing supportive infrastructure may be necessary to fully realise the key benefits offered by enhanced or newly established water systems.

Key considerations for future water infrastructure in Wide Bay Burnett include the following.

- Water security planning, including planning for urban growth fronts, is conducted with comprehensive evaluation of demands, ensuring that all options—including non-infrastructure solutions—are thoroughly assessed for their full range of costs and benefits.
- Bulk water supply initiatives are evaluated through robust data, such as population growth projections, agricultural output forecasts and industrial development plans, to identify future projects that most effectively balance benefits and costs.
- The primary responsibility for upgrading and maintaining sustainable drinking water supply and wastewater infrastructure assets rests with water service providers, often operated by local governments. However, both state and local governments will continue to pursue agreed infrastructure opportunities that address the needs of current and future residents, tourists and local communities.
- Where feasible, support adaptive reuse and recycling capabilities in major wastewater treatment investments and encourage water efficiency to reduce the demand on potable water supplies.
- Maintaining and enhancing water infrastructure to ensure it remains robust and resilient against environmental hazards, emergencies and potential disaster scenarios.
- Enhancing urban water supply drought resilience and response planning.
- Investigate options for the Bundaberg Scheme Distribution Capacity Upgrade.

Statewide Water Security Plan

The Queensland Government has committed to developing a new statewide Water Security Plan which will set key actions and strategic directions to improve water security and support economic growth. The Water Security Plan is being developed by the Department of Local Government, Water and Volunteers and will guide future investments into water infrastructure and regional development, including within the Wide Bay Burnett.

Several key considerations will inform the development of the new Water Security Plan including the following.

- Delivering long-term water infrastructure to support regional supply and economic growth.
- Planning for population growth and water use to support housing, health, industry and community needs.

- Identifying opportunities to build dams and weirs.
- Improving access to clean drinking water and infrastructure.
- Affordability for water users and unlocking water to support agricultural development.
- Strengthening the disaster resiliency of communities.
- Helping water users to reduce input costs, including water, for food and fibre production.

The Water Security Plan will be completed alongside the review of all 23 of the state's Water Plans (including the Burnett Basin water plan and the Mary Basin water plan), which set out how water resources are sustainably managed and allocated.

Regional Water Assessment - Bundaberg and Burnett

The regional water assessment program is taking a comprehensive view of future regional water needs. Potential sources of water supply are being considered across boundaries of local government areas and catchments to maximise benefits and increase the effective use of existing infrastructure. They set out how existing infrastructure, new infrastructure or non-infrastructure solutions can be used to maximise water supply to drive economic growth.

Roles and responsibilities

- **State government**
Sets Queensland's water policy, legislation and long-term planning frameworks. Regulates water allocations and environmental requirements, oversees bulk water providers and funds major regional water infrastructure.
- **Local government**
Manages town water supply and wastewater services, including treatment plants, pipes and reservoirs. Plans and maintains local networks to support growth and manages stormwater systems. Fraser Coast Regional Council operates the Wide Bay Water Supply Scheme and Teddington Weir Water Supply Scheme. South Burnett Regional Council owns and manages Gordonbrook Dam and the Proston Rural Water Scheme.
- **Seqwater (Government owned corporation)**
Operates the bulk water supply system for South East Queensland, including Gympie. Infrastructure includes major dams, treatment plants and the SEQ Water Grid. Supplies treated bulk water to councils and manages catchments and flood mitigation for key storages.
- **Sunwater (Government owned corporation)**
Owns and operates bulk water infrastructure across regional Queensland, including dams, weirs, pipelines and irrigation schemes. It supplies water to agriculture, industry and some towns, and delivers upgrades and modernisation of regional water assets.

ENERGY

Energy

The Queensland Energy Roadmap 2025 presents a whole of system outlook, with a focus on attracting private sector capital to meet the new infrastructure needs of the state and help grow the Queensland economy. Energy developments will be built in a responsible manner with the pace and scale of investment determined by market dynamics and the ability of proponents to secure social licence with host communities.

The Queensland Government and Government Owned Corporations have an important role in underpinning investor and market confidence to deliver affordable and reliable energy. Energy in the Wide Bay Burnett region is supplied through the following:

- Powerlink Queensland's high voltage transmission network and Ergon Energy Network's electricity distribution network
- major coal-fired generation assets at Tarong and Tarong North Power Stations, South Burnett.

Queensland's maximum transmission-delivered electricity demand is forecast to grow at approximately 2.2 percent per annum over the next decade.

Electricity demand across the state is distributed in line with population and major industrial activity and is driven by weather variability, population growth, industrial load and economic conditions.

A reliable energy supply is vital to supporting population growth, ongoing agricultural and manufacturing productivity, and port-related and industrial activity.

Integrated planning across energy, transport, water and land use systems will help ensure that infrastructure is appropriately situated, resilient and aligned with existing and future development throughout the region.

Local governments are empowered, through amendments to the Queensland planning framework, to ensure new energy developments deliver tangible benefits to local communities, manage social impacts effectively and meet land use planning objectives.

Policy outcomes and strategies

Policy outcomes	Strategies
Policy outcome 1 Affordable and reliable energy Achieving an affordable and reliable energy system by supporting the delivery of energy projects in a responsible manner and in appropriate locations.	1.1 Avoid or minimise impacts on existing and planned land uses and consider strategic land use priorities outlined in the regional plan when planning and locating energy infrastructure. 1.2 Protect high-pressure gas pipelines, strategic energy transmission corridors and substations from encroachment by incompatible development and safeguard their current and future operation, safety and expansion. 1.3 Adopt an approach for planning and coordinating new energy infrastructure in a way that is responsive to market and industry development, minimises impacts on communities and optimises associated benefits.
Policy outcome 2 Support future residential growth and industrial expansion.	2.1 Coordinate and align infrastructure planning, sequencing and delivery across state agencies and local governments to support timely outcomes for residential and industrial growth.

ENERGY

Key energy infrastructure initiatives have the potential to support agricultural, industrial or residential growth in the region.

Map reference	Key energy infrastructure initiative	Relationship to regional outcome
1	Borumba Pumped Hydro Project and Transmission Connections	The Queensland Investment Corporation is leading the investigation of smaller, more manageable Pumped Hydro Energy Storage projects and private sector engagement on behalf of the Queensland Government and Government Owned Corporations. These projects have the potential to be economic drivers for the region by attracting private investment into new energy infrastructure to meet growing energy demand and replace ageing assets. This presents opportunities for new employment in construction and operation of future energy projects across generation, storage, transmission and distribution.

Future planning considerations

Queensland's energy system will require additional generation, storage and firming capacity to balance supply and demand, presenting opportunities for Wide Bay Burnett communities and local governments to capitalise on new investment, jobs and economic activity. Improved energy infrastructure will support industry and enable long-term growth at strategic economic centres—particularly ports and industrial precincts.

Coal plant reliability is essential for system security and wholesale price outcomes. The Queensland Government is working with Stanwell on longer term investment plans for potential extended operations of the wholly state-owned Tarong and Tarong North Power Stations. In support of this, the Queensland Government has granted the extension of the Meandu Mine which supplies thermal coal to the Tarong and Tarong North Power Stations, extending the life of the mine into the 2040's. Updated operating timeframes will reflect that these power stations remain among the most reliable sources of baseload generation in the National Electricity Market.

New and upgraded transmission and distribution infrastructure will be required to respond to the location and scale of emerging energy developments, ensuring the system remains reliable, secure and capable of meeting the state's evolving energy needs.

The energy project pipeline is influenced by a range of factors and market dynamics including the outcomes of community engagement. Development will occur

in an environment of growing regional community sensitivity to significant infrastructure development. Social licence will remain an important consideration for all investment across the energy supply chain.

Key considerations for future energy infrastructure in Wide Bay Burnett include the following.

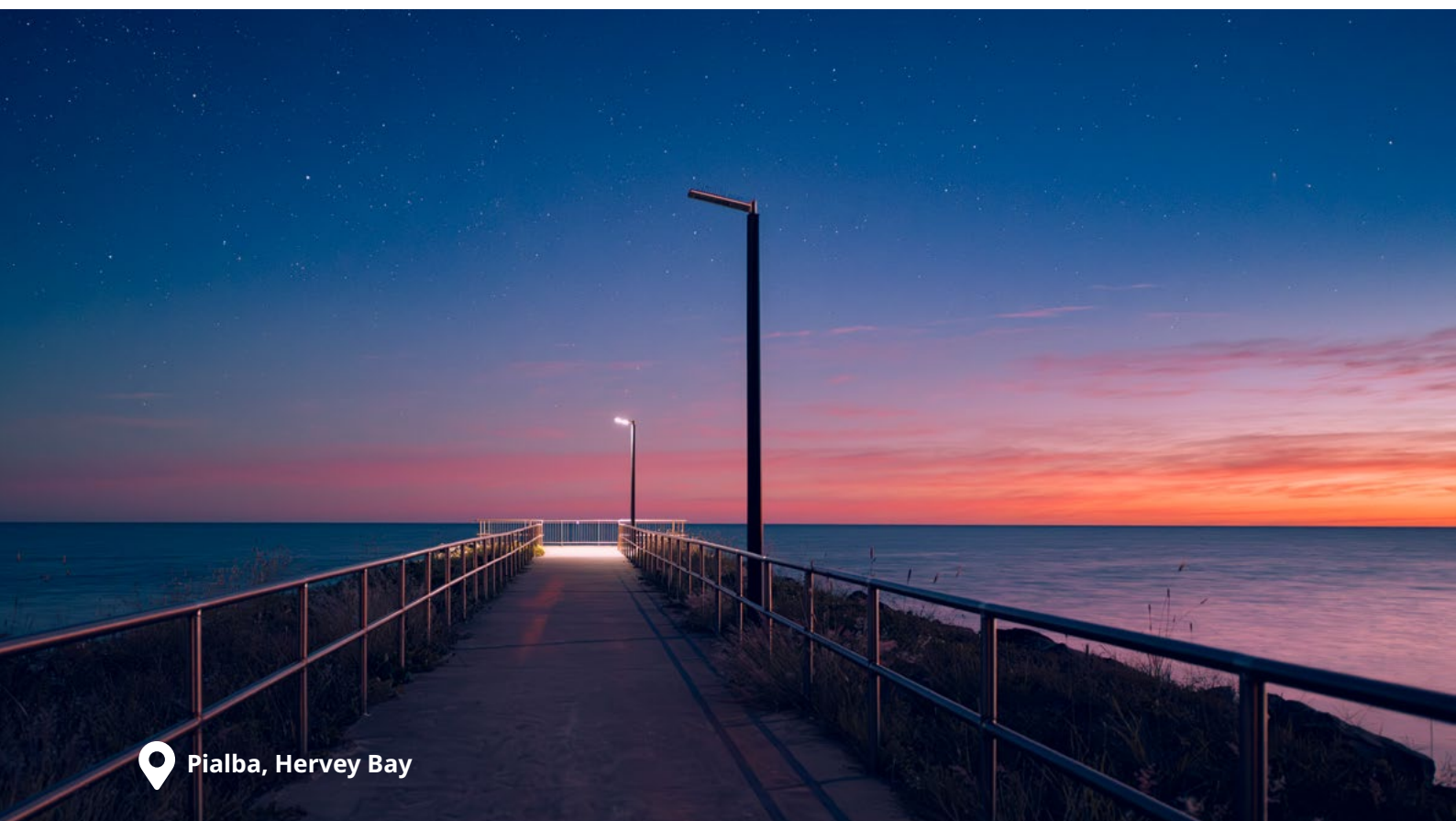
- Supporting the investigation and development of natural gas and other firming facilities, where appropriate, to strengthen energy supply for households, agriculture and industry.
- Leveraging energy infrastructure and service improvements to support the productivity, diversification and resilience of agricultural activity.
- Progressing smaller, manageable pumped hydro projects.
- Where demonstrated need exists, investigate energy supply solutions for existing and new industrial areas to ensure capacity and suitability for advanced manufacturing and emerging technologies, recognising that standard supply solutions may constrain investment and development.
- Ensuring the delivery of affordable and reliable energy by enabling effective integration with the national energy grid and associated transmission infrastructure.
- Delivering legacy benefits to local communities, including community infrastructure, housing and accommodation, as well as economic and workforce development.

ENERGY

Energy Roadmap

The Queensland Government has released an Energy Roadmap which includes the following.

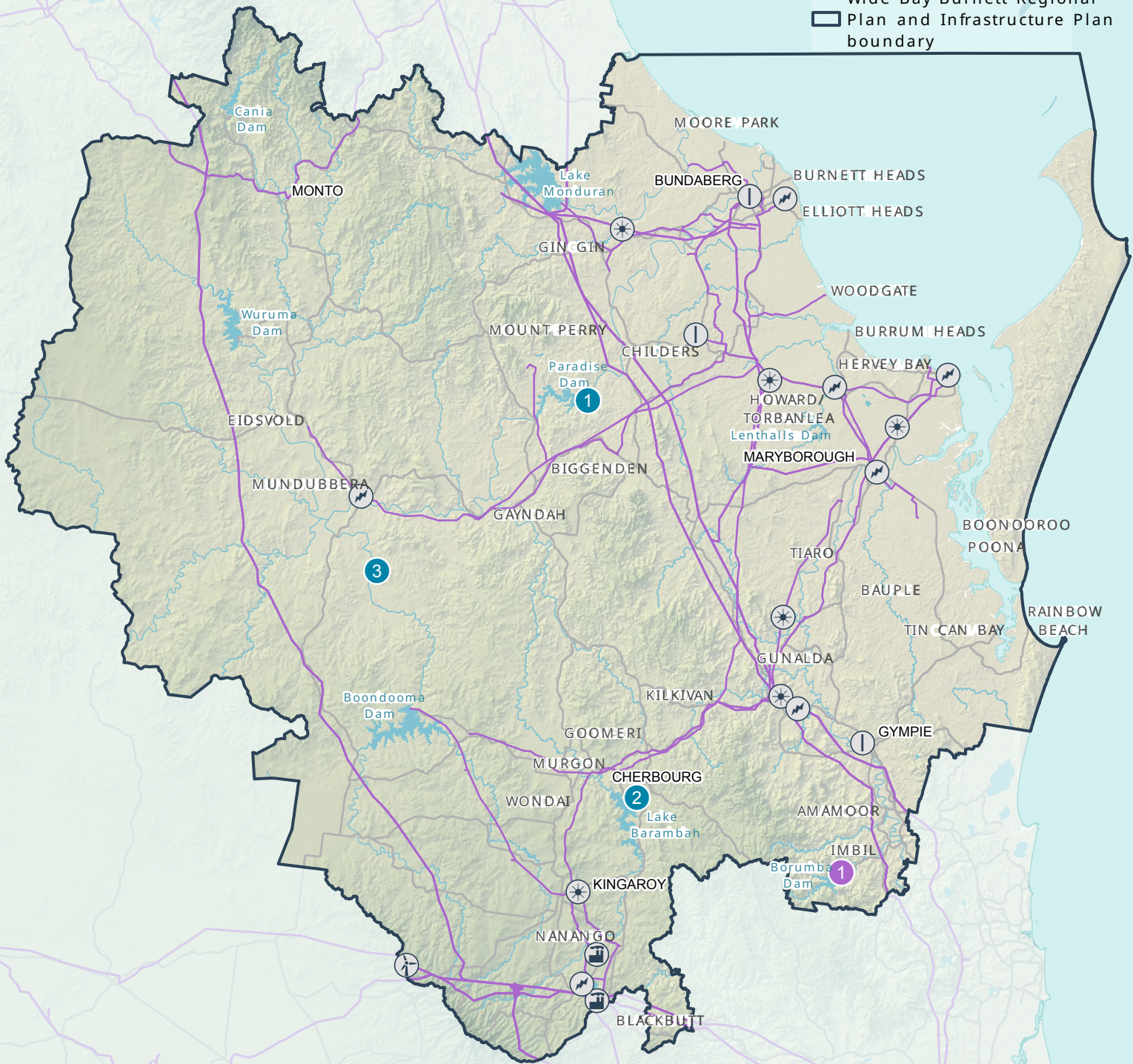
- \$400 million Queensland Energy Investment Fund and Queensland Investment Corporation's new Investor Gateway to drive private sector investment in new energy generation and firming projects.
- \$1.6 billion Electricity Maintenance Guarantee to improve our current energy assets.
- Clear decision-making framework for the operation of state-owned coal assets, balancing system needs, asset integrity, and economic viability.
- Consolidated management of future pumped hydro proposals by Queensland Investment Corporation to provide a consistent approach to assessment and investment.
- \$10 million to catalyse further investment into community batteries across the distribution network to help manage minimum system load.
- Establishment of Regional Energy Hubs to put downward pressure on development costs.
- Development of a new code of conduct for renewable energy developers to guide responsible behaviour and set community expectations.



Pialba, Hervey Bay

Appendix Map 2 Energy and water

- Legend**
- Key water infrastructure initiatives
 - Key energy infrastructure initiatives
- Energy and storages sites**
- Battery storage
 - Bioenergy
 - Coal
 - Solar
 - Wind
- Major electricity network
- Wide Bay Burnett Regional Plan and Infrastructure Plan boundary



This map represents existing and under construction energy and storage sites displayed on the Electricity Generation Map produced by Queensland Treasury. For further information or updates, refer to the 'Electricity generation' page on the Business Queensland website. This map should be read and used in conjunction with the copyright information, general disclaimer and mapping disclaimer on page 2 of this publication (the Wide Bay Burnett Regional Plan and Infrastructure Plan 2026).



DIGITAL CONNECTIVITY

Digital connectivity

Digital connectivity is increasingly acknowledged as a key driver of regional development, economic diversification, and community safety and wellbeing across Queensland. Digital infrastructure needs to be part of broader integrated infrastructure, where policy outcomes focused on delivering reliable, high-speed and affordable telecommunications access.

Beyond roads, fast and reliable telecommunications are vital. Digital connectivity underpins economic growth, improves access to services (especially in rural and remote areas), and supports remote learning and work. Region-wide, high quality digital connectivity is essential to enable innovation and uptake of technology to support advanced manufacturing opportunities within regionally significant industrial precincts, as well as agricultural technologies and contemporary farming practices.

Queensland's connectivity infrastructure is defined by difficult balance between geography (population density and distance) and commercial service provision. Southeast Queensland has high-capacity fixed and mobile networks with increased costs for direct-to-satellite services, while regional and remote communities face the compounding challenges of low population density and high deployment costs that disincentivise private investment in connectivity.

Over the next 20 years, demand will trend towards high-bandwidth, low-latency connectivity driven by AI and data-intensive applications, requiring hybrid delivery models that combine traditional infrastructure with new space-based technologies and localised data processing.

Realtime transport and logistics data will also require connectivity along major routes such as the Bruce Highway, Burnett Highway and east-west links, which should be considered as roads are upgraded. Where upgrades or new pit infrastructure are proposed (e.g. where future substations are required), simultaneous installation of digital infrastructure should be considered and offered to network and infrastructure providers.

The Queensland Government supports improved telecommunications and digital connectivity cross Queensland through advocacy, coordination and targeted co-investment. It works with local governments, telecommunications carriers, infrastructure providers, NBN Co and the Australian Government to address connectivity gaps and progress priority infrastructure opportunities. Primary responsibility for telecommunications infrastructure planning, investment and delivery rests with telecommunications providers, operating within the national policy and regulatory framework set by the Australian Government.

DIGITAL CONNECTIVITY

Policy outcomes and strategies

Policy outcomes	Strategies
Policy outcome 1 Enhance connectivity and resilience Enhance regional connectivity and resilience by facilitating access to reliable, high-speed telecommunications infrastructure.	1.1 Ensure coordinated identification and protection of corridors and strategic sites and avoid incompatible development that may constrain existing and planned infrastructure. 1.2 Facilitate the provision of high-speed, reliable and affordable telecommunications infrastructure through coordination with the Australian Government, local governments and carriers. 1.3 Promote the co-location of telecommunications infrastructure with other utilities and within established infrastructure corridors to optimise land use efficiency, reduce land use conflict and improve service reach. 1.4 Support the inclusion of connectivity infrastructure in new residential and industrial development consistent with relevant Commonwealth policy including the Telecommunications in New Developments policy.

Future planning considerations

Future planning considers uncommitted and emerging infrastructure initiatives that may help address regional disparities in digital access across Wide Bay Burnett. These initiatives include extending mobile coverage in underserved areas, expanding access to high-speed broadband services and embedding digital infrastructure considerations within land use planning frameworks and delivery processes.

Key considerations for future digital infrastructure in the region include the following.

- Deploying mobile network solutions to improve telecommunications and internet performance in remote and high-risk environments, including during disasters.
- Improving digital connectivity and internet access for regional businesses, including through expanded telecommunications coverage and reduction of mobile black spots.
- Strengthening digital connectivity to support access to healthcare services, including the delivery of e-health and telehealth services.

SOCIAL BENEFIT

Social and community infrastructure

Social and community infrastructure refers to facilities, services and networks that provide social benefit and allow people to participate in community life, form social connections and access necessary social supports. This includes facilities and services related to health, education and recreation, as well as the related worker housing. To promote wellbeing and quality of life in the region, social and community infrastructure needs to be coordinated across all levels of governments and cater to all people.

Educational infrastructure plays an important role in skilling and retaining young people in the region. Wide Bay Burnett is supported by a network of state and non-state primary, secondary, combined and special schools within the six council areas, along with TAFE campuses located at Bundaberg, Gympie, Hervey Bay, Kingaroy and Nurunderi. The dispersed nature

of the region means some students are required to travel long distances or use on-line options to access education and training.

The major hospitals in the region are in Bundaberg, Hervey Bay, Maryborough, Gympie and Kingaroy, with a new hospital under construction in Bundaberg. Hospitals and multipurpose facilities are located in Biggenden, Gayndah, Gin Gin, Monto, Childers, Murgon, Nanango, Cherbourg, Eidsvold, Mundubbera and Mount Perry. Community health facilities are also located throughout the region.

Adaptive reuse, renewal and management of existing social infrastructure is an important consideration to ensure the provision of contemporary and high quality services to the community.

Policy outcomes and strategies

Policy outcomes	Strategies
Policy outcome 1 Support diverse needs and enhance quality of life Social infrastructure is planned and delivered to support the diverse needs of local communities and enhance quality of life for residents and visitors.	1.1 Provide accessible social infrastructure and plan for the diverse needs of the community to an appropriate standard in urban, regional and remote locations. 1.2 Support coordinated, place-based infrastructure planning in urban growth areas to inform local government infrastructure plans and state infrastructure planning outcomes. 1.3 Structure planning for urban growth areas provides sufficient and appropriately located urban land for future school provision. 1.4 Facilitate the integration and co-location of social infrastructure and community facilities through coordinated, precinct-based planning and delivery to improve access to services, support efficient service delivery and optimise parking.

Future planning considerations

Future planning considerations outline unfunded priorities and proposals to inform strategic infrastructure planning. Social and community infrastructure plays a key role in supporting inclusive and resilient communities across Wide Bay Burnett. Future planning responses to emerging needs, projected demographic shifts and identified service gaps, with consideration given to co-located, multipurpose community facilities that improve service accessibility and delivery efficiency.

Health

Queensland Government priorities for healthcare infrastructure are articulated through the Hospital Rescue Plan, which sets out key initiatives to strengthen Queensland's healthcare system. The plan forms part of Queensland Health's capital program, delivering built infrastructure and digital capability to support safe and high quality care. Investment decisions are guided by clinical services planning, models of care, and capital maintenance requirements. As demand on the public health system continues to grow, Queensland Health is positioning its infrastructure program to respond to these pressures, supporting delivery across hospitals, community health facilities, mental health services, and staff accommodation.

Key considerations for future healthcare infrastructure in Wide Bay Burnett include the following.

- When undertaking a masterplan for the expansion of a hospital campus or new campus, consider prospective public and private partners, critical infrastructure (including digital and staff housing) and dependencies with other health facilities.
- As Queensland's population is growing and ageing, and services will continue to evolve over time, additional infrastructure planning will be required to respond to future needs not yet funded or committed. This could include:
 - the future use of the existing Bundaberg Hospital
 - the Hervey Bay Hospital
 - expansion of ambulatory care services
 - future direction of the Gympie Hospital
 - the best use and maintenance of existing health facilities.
- When undertaking a masterplan for the expansion of a hospital campus or new campus, consider prospective public and private partners, critical infrastructure (including digital and staff housing) and dependencies with other health facilities.
- A coordinated, networked approach to health facilities across the Wide Bay Hospital and Health Service and the Sunshine Coast Hospital and Health Service should be supported, strengthening connections between services. Where clinically safe and sustainable, improved linkages can enable appropriate care to be delivered closer to home for communities, easing demand on the tertiary hospital and improving system efficiency across the health network.
- The provision of worker accommodation for the construction of health infrastructure.

Education and training

When planning for new schools, the Queensland Government considers a range of factors including the capacity of the existing network, the ability to expand existing schools, population growth, high priority needs for student and staff safety, and land availability. These reviews inform the decision to establish new schools at the appropriate time and in the correct location. This planning work undertaken by the Department of Education is an important step in prioritising future investments in new school infrastructure.

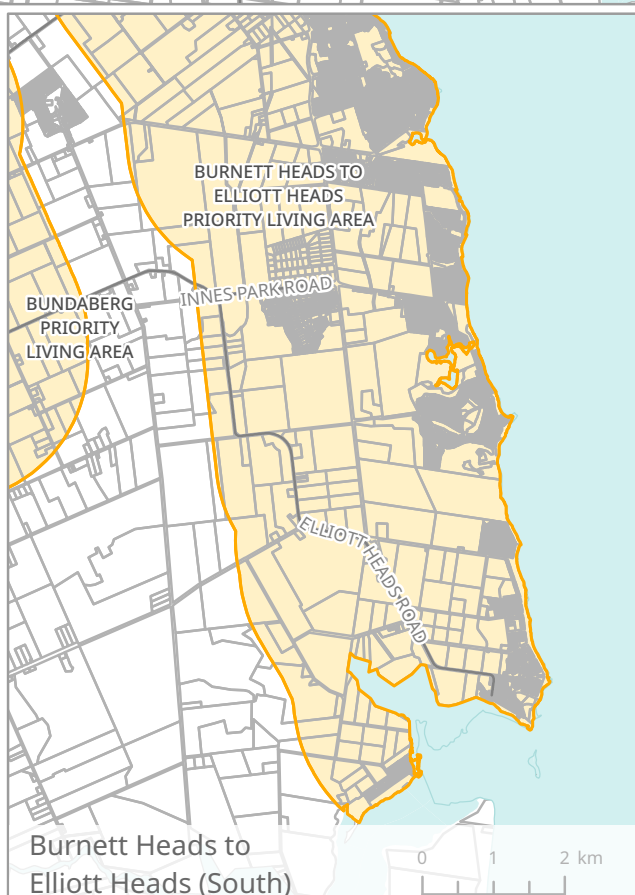
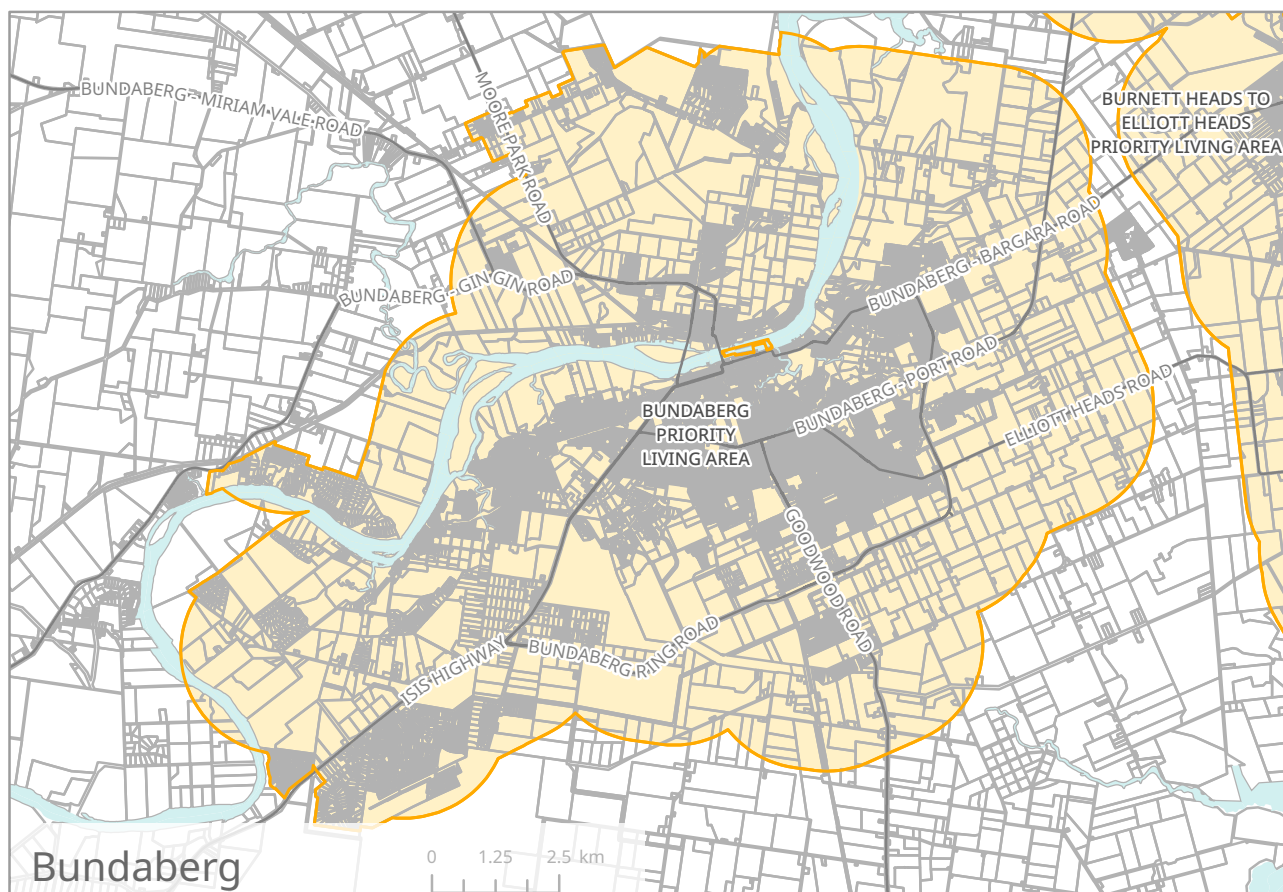
The Department of Education conducts ongoing strategic planning for new schools throughout Queensland, collaborating with local governments and the non-state sector in areas experiencing significant population growth. This approach facilitates consultation with stakeholders from state and local government, non-government education representatives, and the Queensland Government Statisticians Office.

TAFE Queensland is Queensland's primary public training provider and works in collaboration with government, industry, and communities to deliver training that supports economic growth and community prosperity. The Department of Trade, Employment and Training provides fit-for-purpose facilities and infrastructure that supports TAFE Queensland in delivering contemporary and flexible training aligned to regional skills needs. These include skills and trades associated with housing construction and the delivery and maintenance of infrastructure.

Key considerations for future education and training infrastructure in Wide Bay Burnett include the following.

- Following the publication of updated population projections the Department of Education will review student population growth and determine whether strategic planning for new schools is required within the local government areas of Wide Bay Burnett.
- The skills needs of Wide Bay Burnett will continue to be assessed to inform future infrastructure investment at State-owned TAFE campuses.

Schedule A - Priority Living Areas



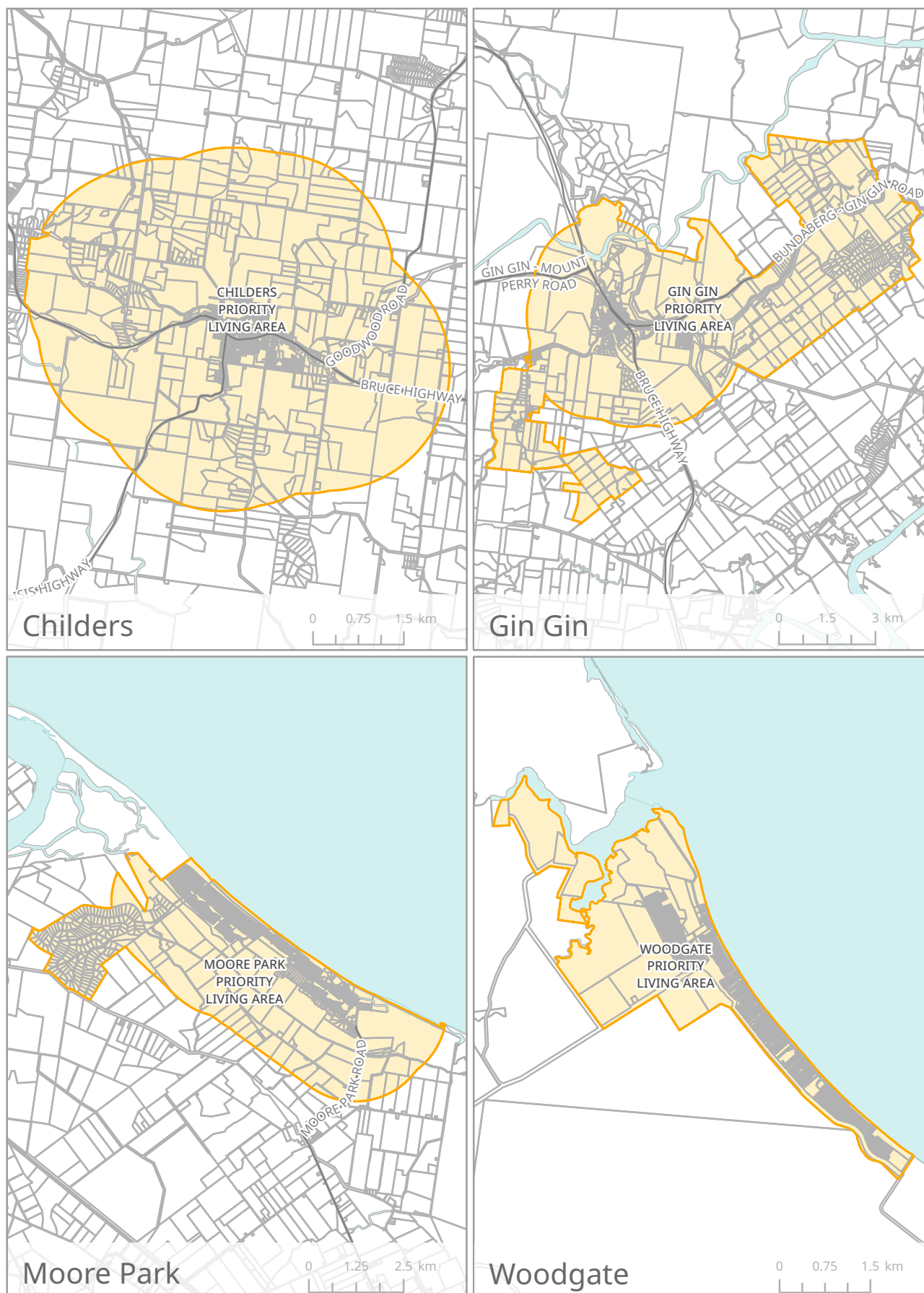
Schedule A
Bundaberg Regional Council - Priority Living Areas

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Legend
 Priority Living Areas (PLAs)



Schedule A - Priority Living Areas

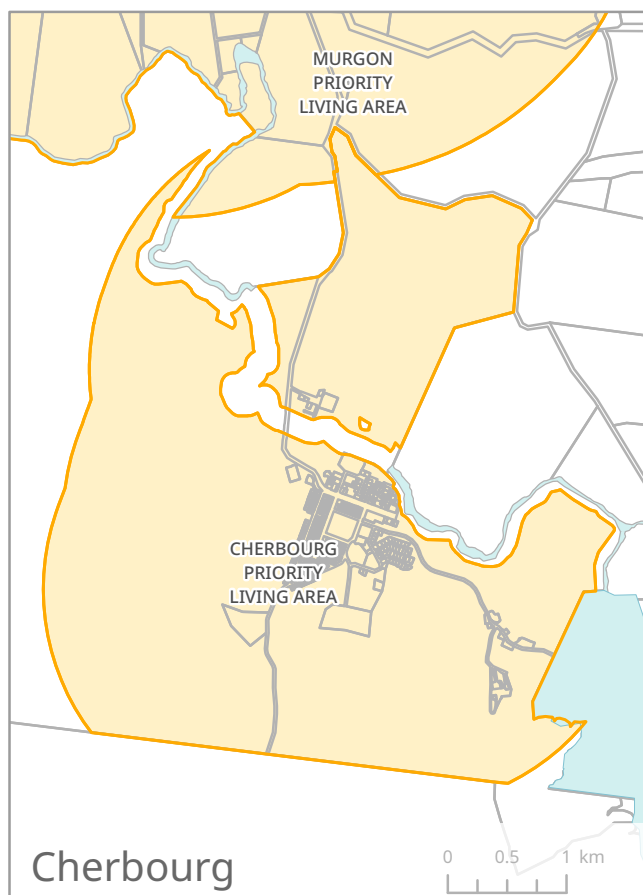


Schedule A
Bundaberg Regional Council - Priority Living Areas

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 Priority Living Areas (PLAs)

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Schedule A - Priority Living Areas



Schedule A

Cherbourg Aboriginal Shire Council - Priority Living Areas

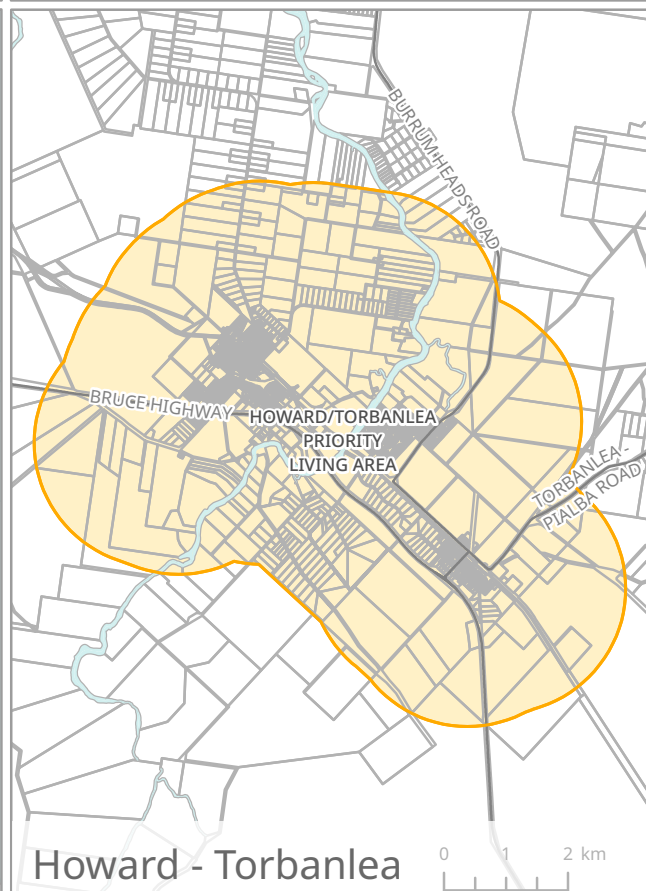
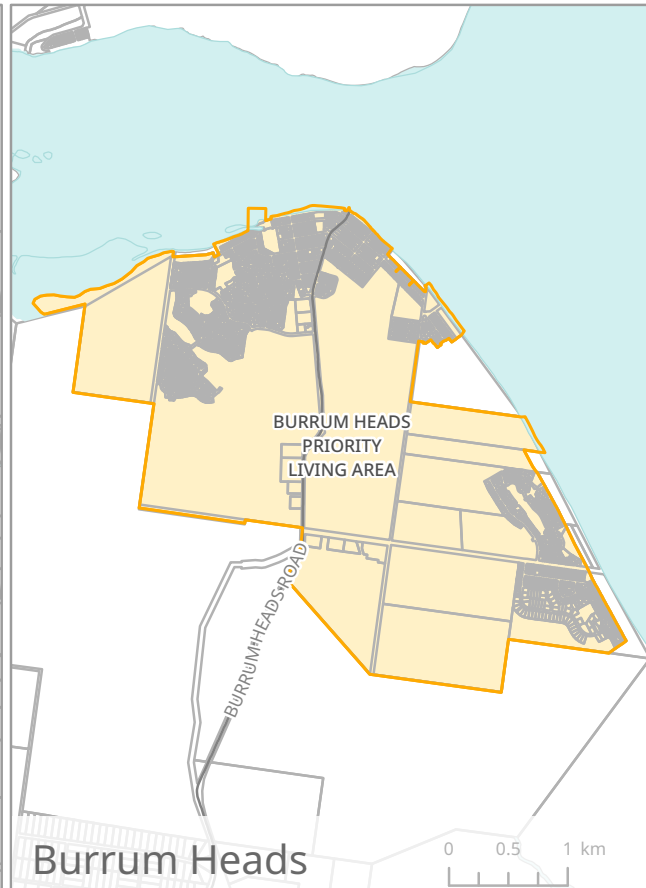
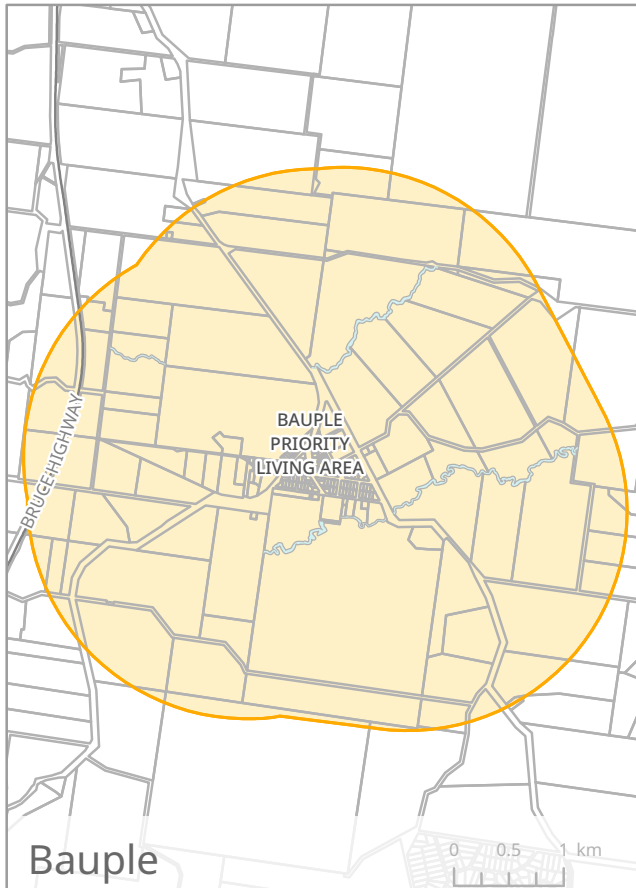
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 Priority Living Areas (PLAs)

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Schedule A - Priority Living Areas



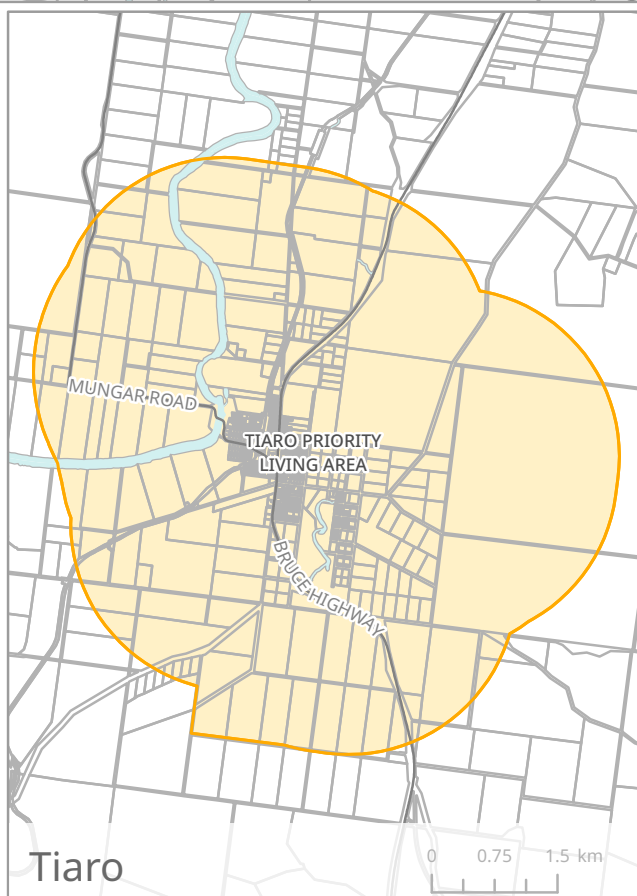
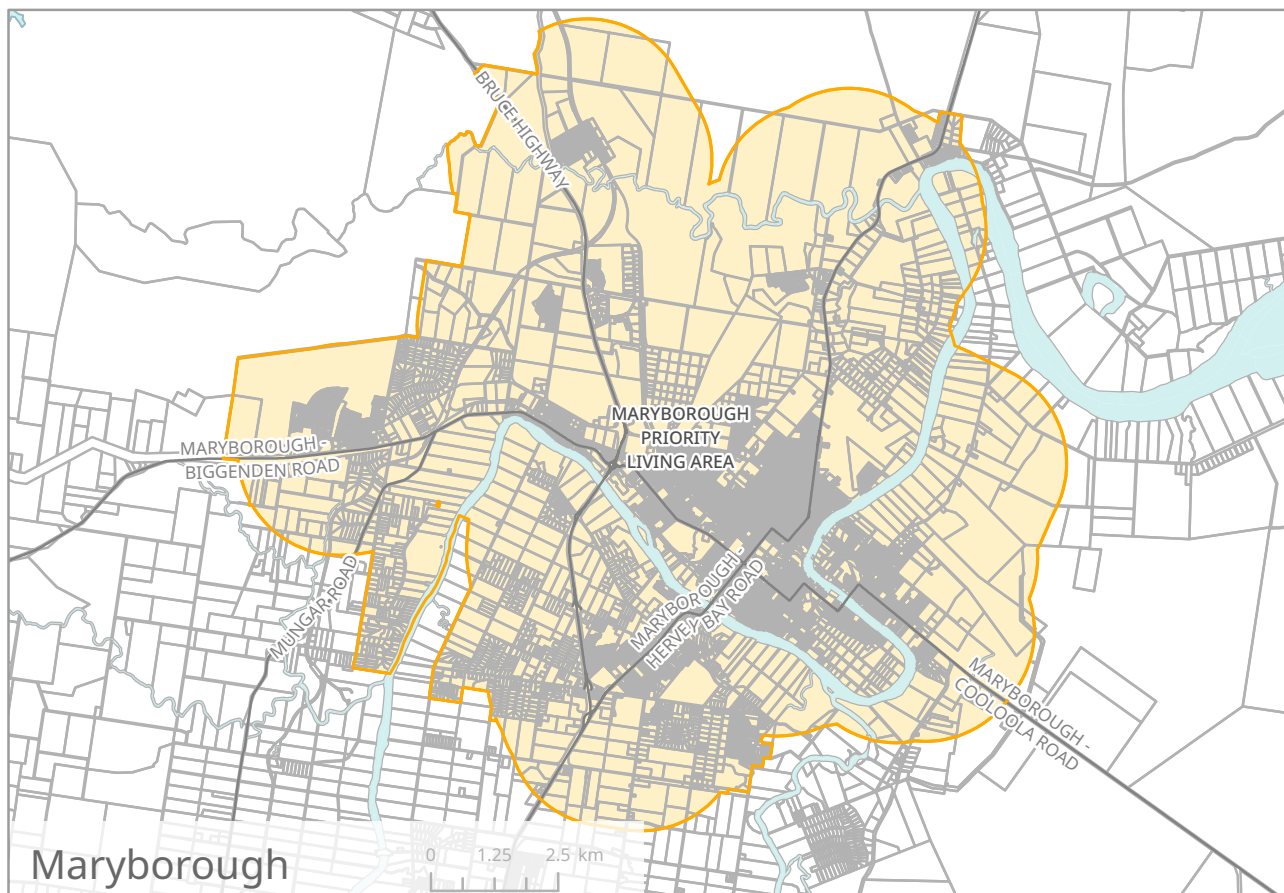
Schedule A
Fraser Coast Regional Council - Priority Living Areas

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 Priority Living Areas (PLAs)



Schedule A - Priority Living Areas



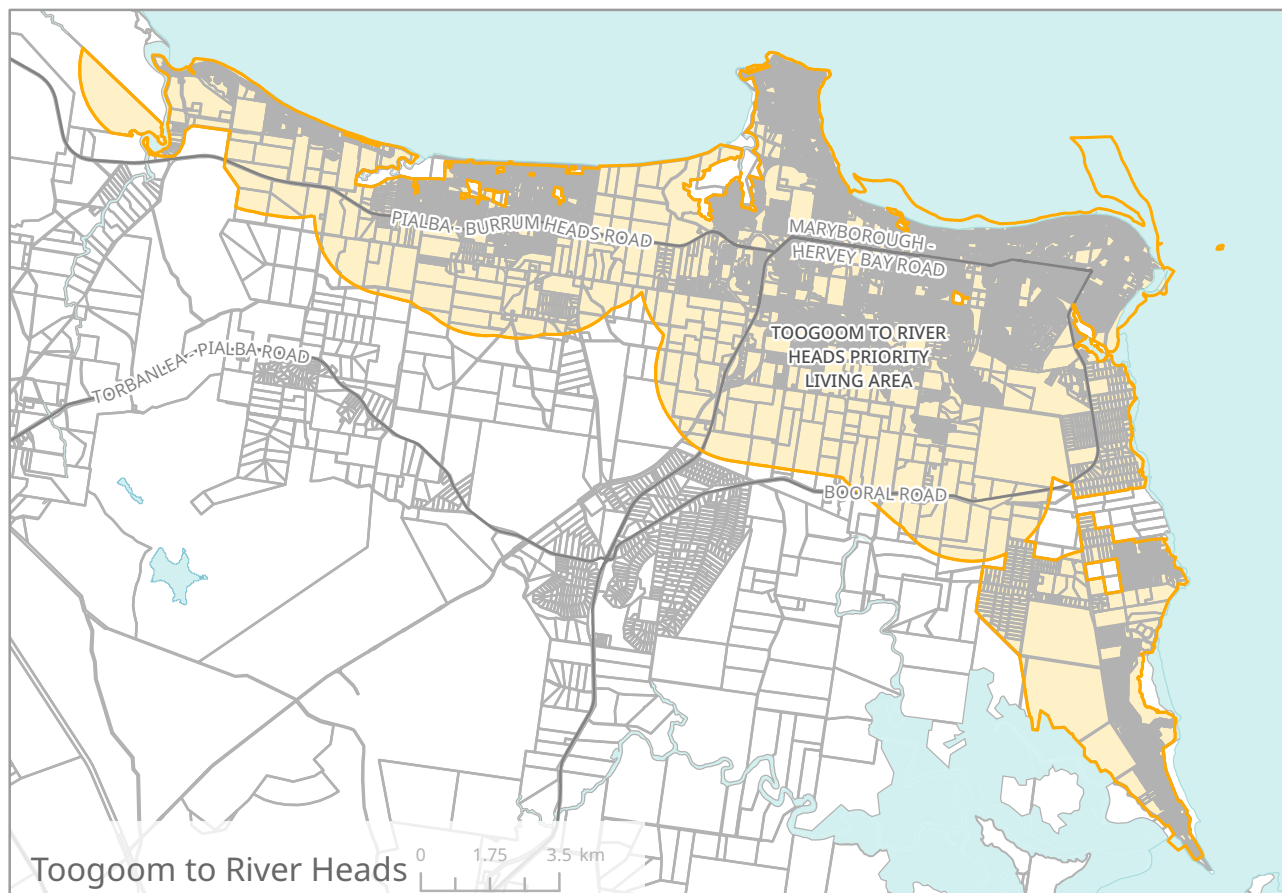
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Fraser Coast Regional Council - Priority Living Areas

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 Priority Living Areas (PLAs)



Schedule A - Priority Living Areas



Schedule A Fraser Coast Regional Council - Priority Living Areas

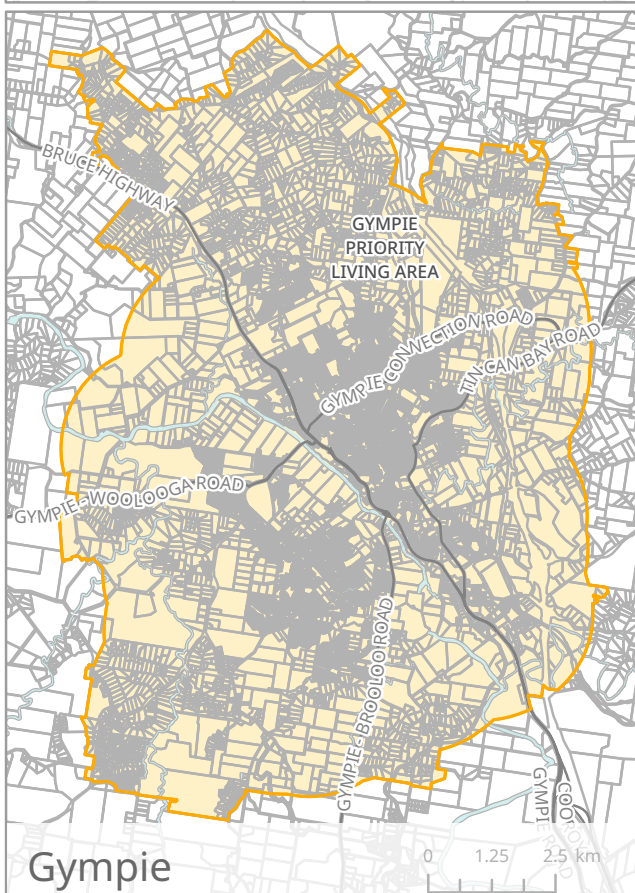
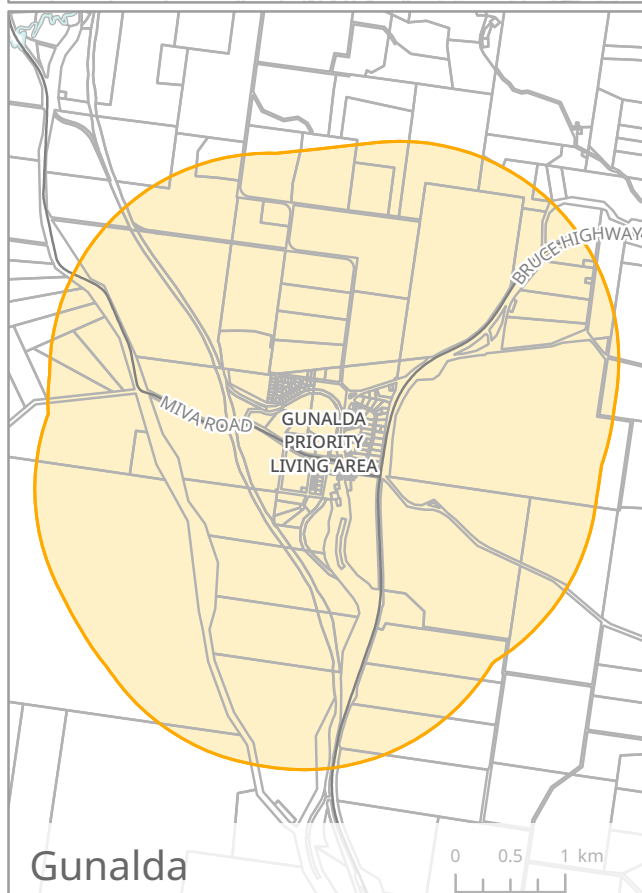
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Priority Living Areas (PLAs)



Schedule A - Priority Living Areas



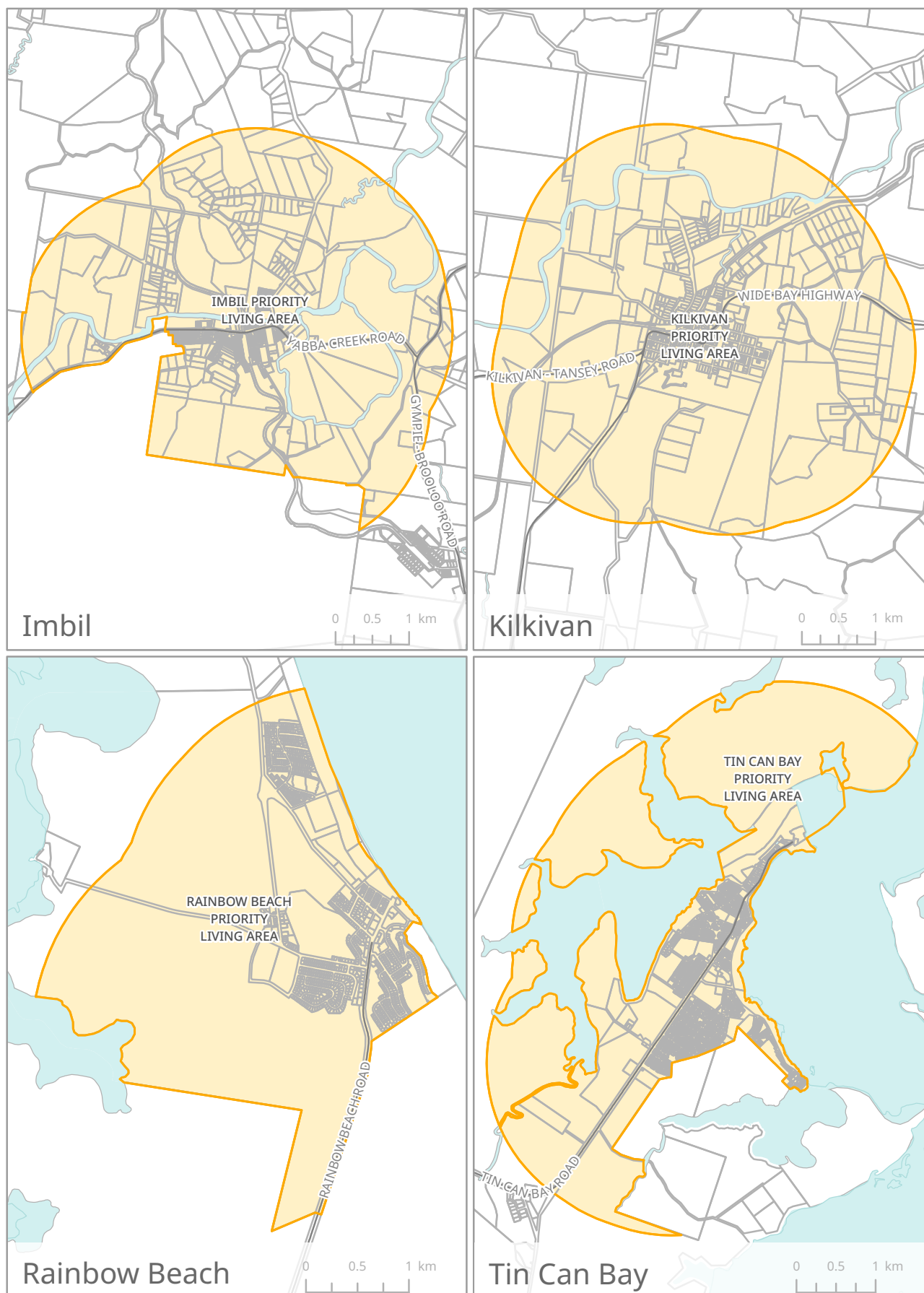
Schedule A
Gympie Regional Council - Priority Living Areas

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 Priority Living Areas (PLAs)



Schedule A - Priority Living Areas



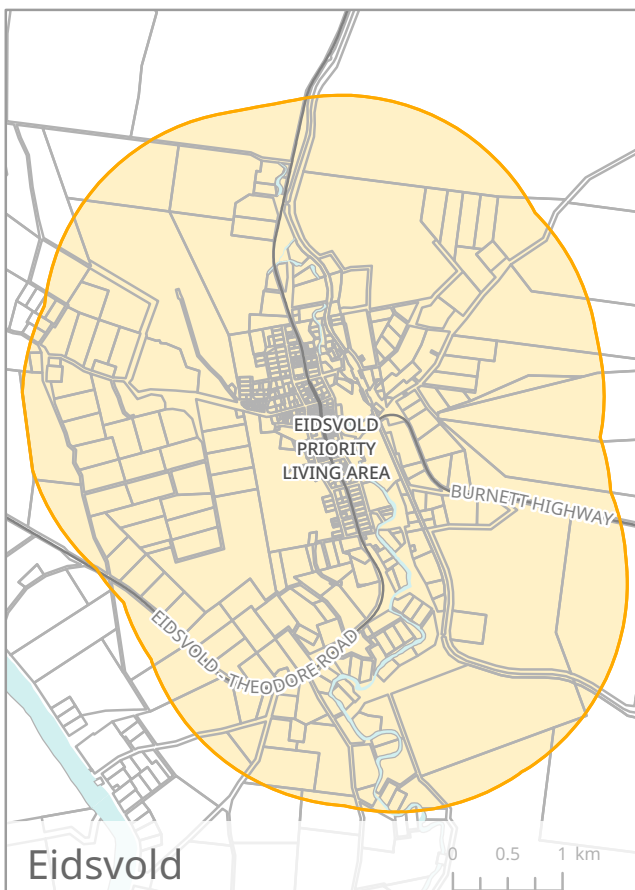
Schedule A
Gympie Regional Council - Priority Living Areas

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Schedule A - Priority Living Areas



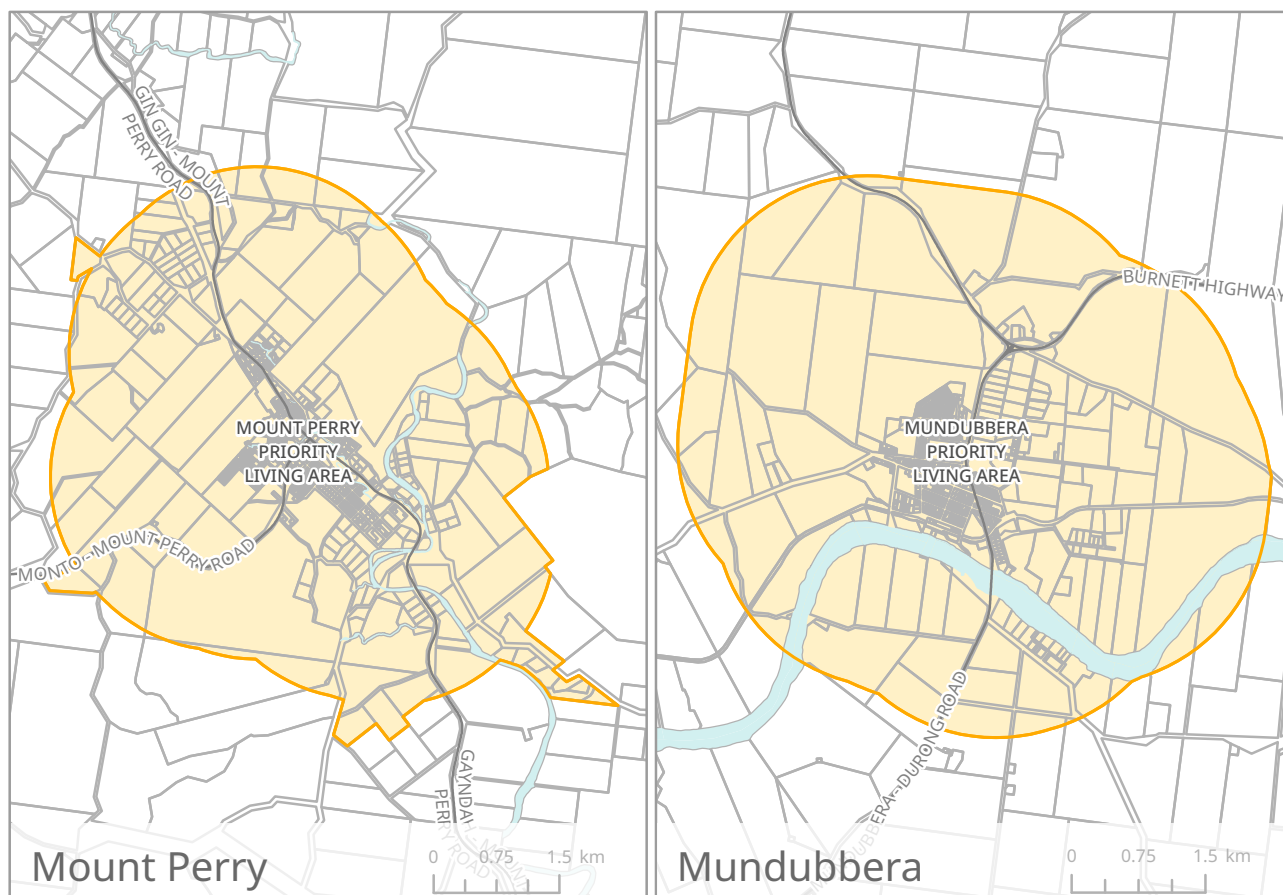
Schedule A
North Burnett Regional Council - Priority Living Areas

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 Priority Living Areas (PLAs)



Schedule A - Priority Living Areas



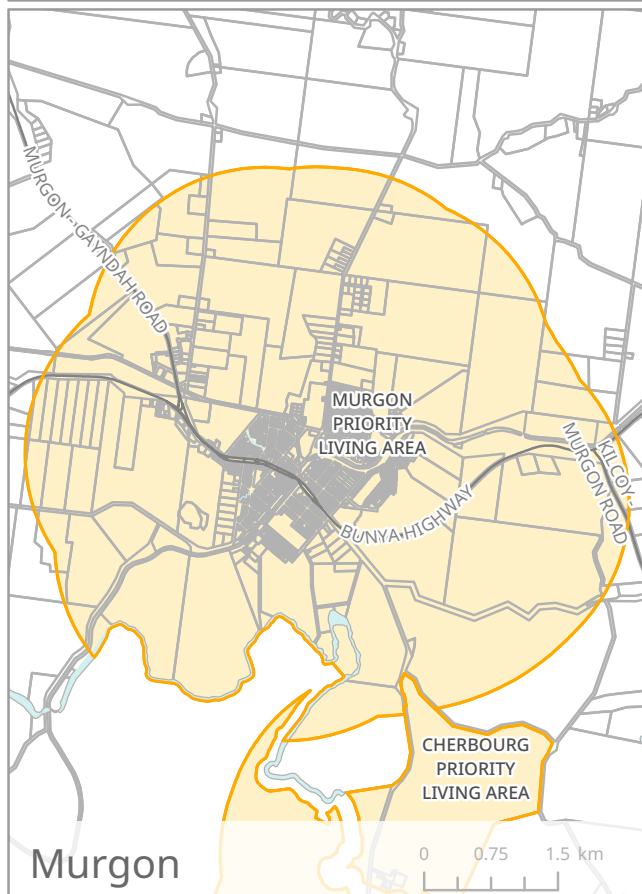
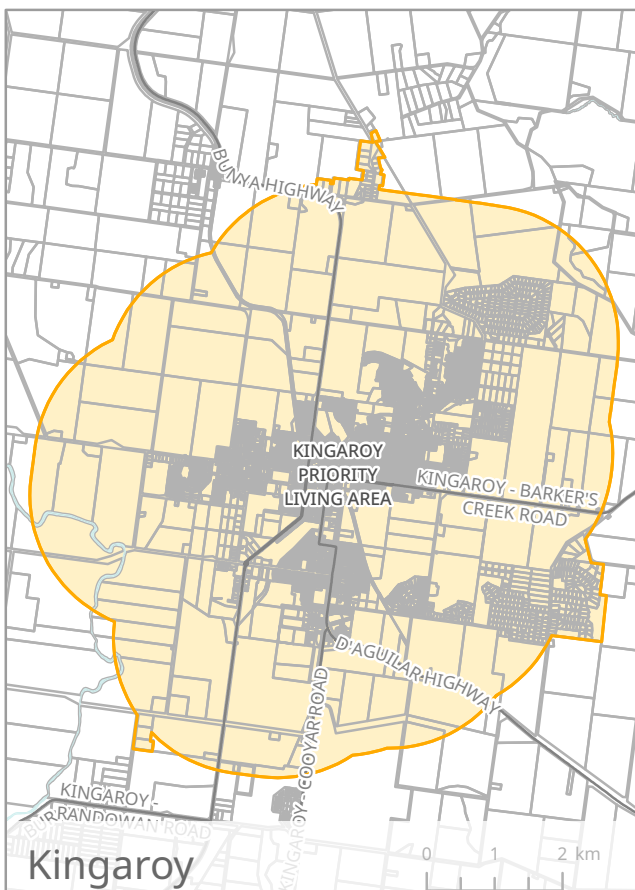
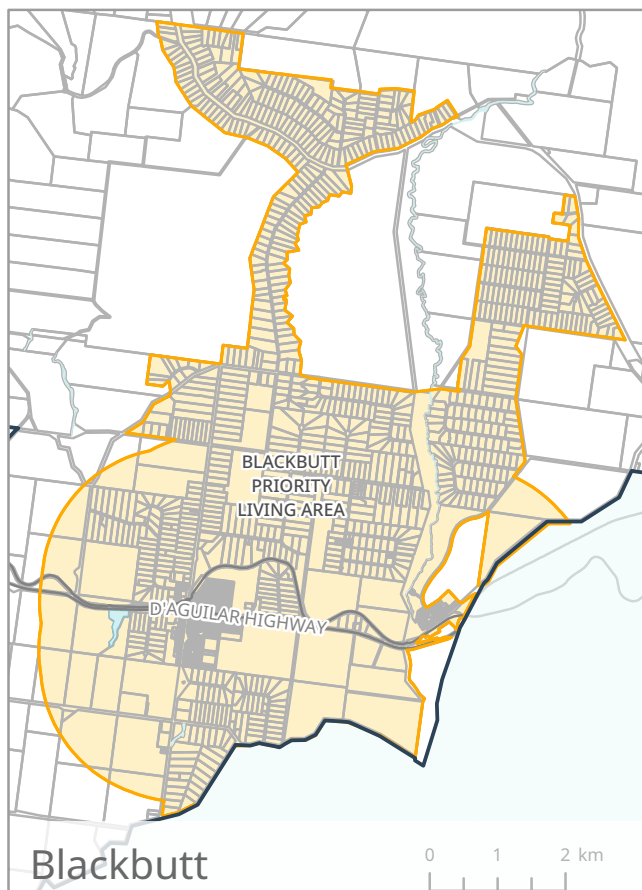
Schedule A North Burnett Regional Council - Priority Living Areas

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 Priority Living Areas (PLAs)



Schedule A - Priority Living Areas



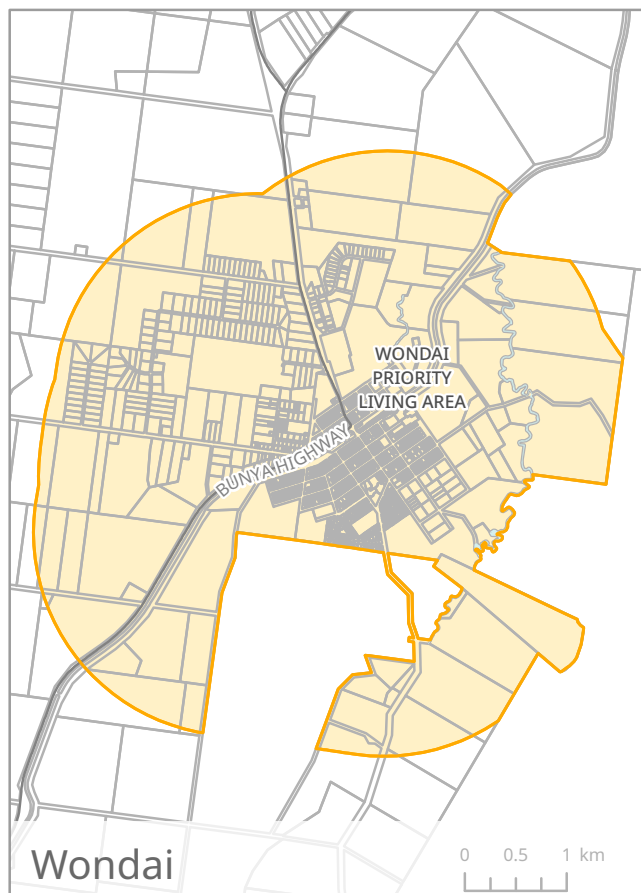
Schedule A
South Burnett Regional Council - Priority Living Areas

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Legend
 Priority Living Areas (PLAs)



Schedule A - Priority Living Areas



Schedule A South Burnett Regional Council - Priority Living Areas

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Legend

Priority Living Areas (PLAs)



STRATEGIC ENVIRONMENTAL AREAS

Schedule B - Environmental attributes of the Strategic Environmental Areas

Strategic Environmental Areas (SEAs) contain regionally significant attributes for biodiversity, water catchments, and ecological function and connection. Management of these areas is to maintain the natural ecosystem functionality of their environmental attributes to ensure the region's significant biodiversity and ecological integrity is upheld.

Strategic Environmental Areas allow for development where uses can co-exist and do not constitute a material risk to the continuation of the area's natural ecosystem functionality. Adverse impacts on natural systems and ecological features and processes are to be avoided or minimised to the greatest extent practicable with natural features such as creeks, gullies, waterways, wetlands, vegetation habitats and bushland being retained, enhanced and buffered from the impacts of uses. Any unavoidable impacts to the attributes are minimised through location, design, operation and management requirements. Where activities have the potential to cause widespread or irreversible impacts – that is, impacts that are important, notable, or of consequence or intensity to a SEA's environmental attributes – these land uses are not acceptable uses across the entire geographic context of the SEA.

Whether or not an action is likely to have a widespread or irreversible impact depends upon the sensitivity, value and quality of the attribute(s) affected, and upon the intensity, duration and/ or magnitude of the impacts on the environmental attribute.

An activity is likely to have a widespread or irreversible impact if it:

- Permanently modifies, destroys, fragments, isolated or disturbs any habitat or ecosystem components such that a persistent impairment results on the health, functioning or integrity of riparian processes or wildlife corridors; or
 - Results in a change in water quality (including but not limited to temperature, organic chemicals, heavy metals or other potentially harmful chemicals) that may adversely impact on biodiversity, ecological health or integrity of waters; or
 - Results in a permanent change to surface or groundwater hydrology for any watercourse or wetland; or
 - Results in permanent impairment within the SEA to the natural transport, and the erosion and depositing of sediments along a river system to coastal landscapes (e.g. estuaries, beaches), floodplains or wetlands.
- An activity is unlikely to have a widespread or irreversible impact if it:
- Temporarily modifies, fragments or disturbs any habitat or ecosystem components such that a short-term or local reduction in the functioning or integrity of riparian processes or wildlife corridors occurs; or
 - Results in a degradation in water quality (including but not limited to temperature, organic nutrients, dissolved oxygen, salinity) that only temporarily impacts adversely on biodiversity, ecological health or integrity of waters; or
 - Results in a local change to surface or groundwater hydrology including for any watercourse or wetland; or
 - Results in a local disruption within the SEA to the natural transport, and the erosion and accretion of sediments within a river system to coastal landscapes (e.g. estuaries, beaches), floodplains or wetlands; and
 - Is able to restore the functionality of the environmental attributes impacted to a pre-activity condition so that both the structure and the functions of the system are recreated or able to be recreated in an adequate timeframe (based on the local conditions).

STRATEGIC ENVIRONMENTAL AREAS

The following dot points describe the environmental attributes associated with the natural ecosystem functionality of the identified areas in **Map 13**.

Northern Reach

- Areas containing significant sites for caverosting microchiropteran bats as likely maternity sites, or which contain large aggregations of breeding individuals or smaller roosting aggregations for selected species such as large-eared pied bat, eastern cave bat, eastern horseshoe bat, Troughton's sheath-tail bat, and/or sites at which multiple species occur.
- Bania area – eucalypt open forest and rainforest at moderate altitude that contains bioregion endemic taxa and is a combination of ecosystem and landscape elements present across parts of the general area that provides important wildlife refugial functions and/or which facilitate adaptation zones.
- Binjour Plateau – deep lateritised soils containing *Corymbia* spp dominate open forests with pockets of semi evergreen vine thicket and dry to moist eucalypt woodlands present at the margins. Provides intact high altitudinal refugia containing conservation significant flora with endangered and locally endemic taxa, species at their limit of range and disjunct populations.
- Brigalow Belt semi evergreen vine thickets adapted to the prevailing sub-humid conditions and having a distinctive suite of species with high flora species diversity that provides habitat for endemic fauna such as land snails and insects and functions as a refugia.
- Central northern ranges containing yellow carabeen dominant ecosystems at high altitudes and with bioregion endemic taxa (including narrow endemics), disjunct populations of species that grow in high rainfall rainforests and a high species richness area that contains habitat for a number of threatened taxa. A combination of ecosystem and landscape elements that provides refugial functions and/or which facilitate adaptation zones.
- Coastal lowlands between Burnett River and Baffle Creek.
- Coomanglah-Grevillea forests surrounds encompassing a variety of land zones including sandstone ranges, ironstone protrusions, alluvium, basalt hills, metamorphics and granitics containing high species richness with concentrations of bioregional ecosystem outliers present, narrow endemic taxa; disjunct populations and populations at their range limits. Communities range from dry to moist *Eucalyptus/ Corymbia* spp open forests and woodlands with deep gullies and protected escarpments containing dry rainforests, in addition to areas of brigalow. Fauna of particular note include the tusked frog, golden-tailed gecko, common death adder, red goshawk, powerful owl, glossy black-cockatoo, northern quoll, greater glider and koala.
- Forested areas with high vertebrate diversity, particularly frog and raptor diversity and/or with high vertebrate endemism including Kroombit tinkersfrog, Kroombit Tops treefrog, silver-headed antechinus, Oakview leaf-tailed gecko, Nangur skink and various invertebrates.
- Gallery rainforests – localised linear patches of complex notophyll type lowland rainforest in fragmented landscapes that provide refugia for animal and plant species more commonly associated with the higher rainfall parts of bioregion and containing concentrations of bioregion endemic taxa (especially rainforest taxa) and disjunct populations high tide roost sites for shorebirds including the threatened eastern curlew, bar-tailed godwit, red knot, curlew sandpiper, great knot, greater sand plover, lesser sand plover and/or beach stone-curlew.
- Hungry Hills – Possum Range containing complex regional ecosystem variations with concentrations of disjunct/edge populations especially species characteristic of sandstone and duricrust associated with material originally sourced from acid volcanic rocks providing important wildlife refugia.
- Kroombit surrounds – cool, moist, elevated area reflective of a complex geology, with residuals of cretaceous sandstone over volcanics across higher parts with concentrations of bioregion endemic taxa, including narrow endemic taxa and wildlife refugia associated with its function as a cool, moist topographic isolate. Containing disjunct populations and high species richness relative to other parts of the bioregion.

STRATEGIC ENVIRONMENTAL AREAS

- Large contiguous lowland mature vegetation communities dominated by *Lophostemon* spp, *Eucalyptus* spp and *Corymbia* spp that support have significant wildlife refugial and nesting value due to their tendencies to form hollows plus moderate densities of existing hollow bearing trees giving habitat complexities across remnant communities in the bioregion.
- Localised linear patches of complex notophyll type lowland rainforest with these patches restricted in the landscape that provide important wildlife refugia. Contains concentrations of bioregion endemic taxa and disjunct populations of species characteristic of high rainfall rainforests from the bioregion. Provides a geographic limit for numerous of range species, especially southern limits.
- Lowland rainforest and wet sclerophyll forest with a rainforest understory at elevations of < 300m and being of importance for mesic fauna and as drought/ fire refugia.
- Many Peaks range containing concentrations of bioregion endemic taxa including narrow endemic taxa, disjunct populations or taxa at the southern limits or close to southern edge of range and providing important wildlife refugia.
- Northern ranges containing high ecosystem variations providing important wildlife refugia with many disjunct or edge populations located on duricrust associated with material originally sourced from acid volcanic rocks.
- Palustrine and lacustrine wetlands and waterbody complexes within the bioregion that act as important refugia, especially during periods of drought.
- Refugia habitat for Coxen's fig-parrot.
- Remnant vegetation communities situated on serpentinite geology exhibiting distinct ecosystem variation in terms of floristics and vegetation structure in comparison to similar communities situated on other geology types, containing a number of narrow range endemics (many of which are threatened).
- Remnants of old pediplains of tertiary age between Kingaroy and Monto that have outstanding flora values due to the presence of narrow endemic, bioregional endemic and disjunct taxa, especially shrub species. The vegetation is typically grassy tall open forest on plateau remnants with powdery or "snuffy" red soils, shrubby woodland where erosion has stripped soil to expose duricrust (e.g., narrow ridgelines and tops of scarps) and dry rainforest on steep scarp slopes and lower slopes with redistributed red soils providing wildlife refugia.
- Riparian corridors encompassing diverse, dynamic and complex habitats incorporating both environmental and topographic gradients tending to exhibit high species richness with respect to both flora and fauna, provide important resources in terms of water, food, shelter, nesting and nursery sites and act as a refugia during periods of drought, or in response to longer terms impacts associated with climatic change. Networks of major and minor riparian linkages providing significant elements of habitat continuity and migratory and dispersal pathways for numerous taxa (especially arboreal mammals, birds, reptiles and insects, and flora).
- Riparian lowland forest ecosystems exhibiting higher species richness and abundance than surrounding habitats and act as movement pathways along riparian systems for a number of species, especially birds and provides critical refugia and resources for many species in terms of food, shelter and nesting sites/hollows, especially in times of drought.
- Sandstone ranges and gorges providing a large contiguous landscape of remnant vegetation is flora species rich, containing disjunct flora taxa or varieties at the range of their distributional limits and a centre of endemism with many of the endemic taxa also being threatened or near threatened. Has a very high fauna richness of terrestrial vertebrate taxa and high invertebrate richness. Numerous endemic species present including land snails and scorpion species and reptiles. Disjunct populations of stony creek frog and the major skink occur in the area. Other notable fauna includes large-eared pied bat, eastern long-eared bat, collared delma, Dunmall's snake, black-breasted button-quail and northern quoll.
- Semi-evergreen vine thickets.
- Terrestrial bioregional corridors that maintain connectivity across a landscape, either through "continuous linkages" or via "stepping-stones" of remnant vegetation, being key connections between remaining core tracts/nodes within the bioregion.

STRATEGIC ENVIRONMENTAL AREAS

South-eastern reach

- Areas adjacent to and including Burrum Coast containing extensive “wallum” heath/sandplain landscapes at the confluence of the Burrum, Cherwell, Isis and Gregory river systems extending northward to the Elliott River providing important wildlife refugia. The area includes landscapes important to many sandplain species that are at or near the northern limits of geographic range within the Burrum Coast and a number of bioregion endemic taxa, including narrow endemic taxa the disjunct limits of range of flora species.
- Areas containing significant sites for caverosting microchiropteran bats as likely maternity sites, or which contain large aggregations of breeding individuals or smaller roosting aggregations for selected species such as large-eared pied bat, eastern cave bat, eastern horseshoe bat, Troughton’s sheath-tail bat, and/or sites at which multiple species occur.
- Beenham-Wolvi Range area of wet sclerophyll complex comprising gully systems with unusual eucalypt ecosystems (contains bioregion endemic rainforest taxa) providing a combination of ecosystem and landscape elements for refugial functions and/or which facilitate adaptation zones.
- Coastal areas containing various flora and fauna assemblages on alluvium / sandy depauperate soils adjoining a RAMSAR site and the Great Sandy Strait with concentrations of bioregion endemic taxa and provide multiple wildlife refugia, especially refugia for fiddler crab species at their range limits. Notable high species richness for ground orchids.
- Coastal range contains rugged elevated granites as well as other volcanic rocks of Triassic age and small occurrences of metamorphic rocks that provide a complexity of microhabitats ranging from dry, exposed areas with minimal soils to moist sheltered valleys and having substantial areas of old growth eucalypt vegetation are present, with a wide range of flora taxa including bioregion endemic taxa plus narrow endemics, disjunct populations, high faunal species richness and a heterogeneity of microhabitats as wildlife refugia.
- Complex system associated with Grongah forest including elevated areas that contain concentrations of bioregion endemic rainforest and other taxa, taxa with disjunct populations and provides numerous wildlife refugia variations.
- Conondale Range containing a range of different flora, fauna and landscape values having a distinctive vegetation pattern of wet and dry sclerophyll forest on ridges with rainforest or wet sclerophyll forest (including remnants of old growth) on lower slopes and along watercourses with much of the area on metamorphic rocks and soils of moderate fertility. Area is a threatened species hotspot for the bioregion with endemic plant taxa, disjunct species populations and very high species richness (especially birds and frogs). Provides complex array of wildlife refugia and/ or which facilitate adaptation zones reflecting the influences of altitude and micro-topographic variation and a high density of hollow bearing trees which provide habitat for hollow dependent fauna.
- Cooloola area river catchments. Notable taxa include threatened fish species, unique patterned fen habitat, endemic invertebrate assemblages associated with dune habitats ‘acid’ frog species.
- Forested areas with high vertebrate diversity, particularly frog and raptor diversity and/or with high vertebrate endemism including Kroombit tinkerfrog, Kroombit Tops treefrog, silver-headed antechinus, Oakview leaf-tailed gecko, Nangur skink and various invertebrates.

STRATEGIC ENVIRONMENTAL AREAS

- Great Sandy – extensive and mostly intact landscape of Quaternary coastal dune formation and succession, with multiple stages of dune -building evident above older sandbeds and estuarine deposits, resting on a basement of eroded Mesozoic sandstone. The area exhibits very high ecosystem diversity (both terrestrial and aquatic), with plant communities of varying structural type, namely open and closed heaths and sedgelands, scrubs and thickets, woodlands and open and closed-forests of varying height, including tall forests dominated by blackbutt, satinay/brushbox and rainforest. Extensive freshwater and estuarine wetlands including coastal creeks, rivers and lakes, swamps and patterned fens, wet heaths and melaleuca wetlands. Very high fauna species richness and diversity including many threatened and/ or endemic to the region, as well as a number of distinctive groups or assemblages such as ‘acid’ frogs and bioregion endemic taxa particularly “wallum” heath bird species including narrow endemics and taxa at limits of range, especially northern mainland.
- High tide roost sites for shorebirds including the threatened eastern curlew, bar-tailed godwit, red knot, curlew sandpiper, great knot, greater sand plover, lesser sand plover and/or beach stonecurlew.
- Hinterland areas providing over wintering refugia for summer migrants to the bioregion and important wintering habitat for fruit-pigeons.
- Large contiguous lowland mature vegetation communities dominated by Lophostemon spp, Eucalyptus spp and Corymbia spp that support have significant wildlife refugial and nesting value due to their tendencies to form hollows plus moderate densities of existing hollow bearing trees giving habitat complexities across remnant communities in the bioregion.
- Lowland rainforest and wet sclerophyll forest with a rainforest understory at elevations of < 300m and being of importance for mesic fauna and as drought/ fire refugia.
- Mount Bauple to Glenwood rainforests — small mountain ranges providing a combination of ecosystem and landscape elements for refugial functions with complex rainforest flora and bioregion endemic rainforest taxa and disjunct populations.
- Patterned fen wetlands along the western side of K’gari (Fraser Island) with acid-tolerant fauna.
- Rainforest remnants between Burrum Heads and River Heads growing on transported coastal sand as well as bedrock-derived soils and have a mix of littoral, mesic and dry rainforest elements containing concentrations of bioregion endemic rainforest taxa and taxa at the southern/near -southern limits of their range and providing important wildlife refugia.
- Refugia habitat for Coxen’s fig-parrot.
- Riparian corridors encompassing diverse, dynamic and complex habitats incorporating both environmental and topographic gradients tending to exhibit high species richness with respect to both flora and fauna, provide important resources in terms of water, food, shelter, nesting and nursery sites and act as a refugia during periods of drought, or in response to longer terms impacts associated with climatic change. Networks of major and minor riparian linkages providing significant elements of habitat continuity and migratory and dispersal pathways for a substantial number of species (especially birds, insects and flora, but also for many arboreal mammals and reptiles).
- significant breeding or roosting flying fox camps for black flying-fox, little red flying-fox and the grey headed flying fox.
- Terrestrial bioregional corridors that maintain connectivity across a landscape, either through “continuous linkages” or via “stepping-stones” of remnant vegetation, being key connections between remaining core tracts/nodes within the bioregion.
- Wallum heath/sandplain landscapes having high species richness with concentrations of species with northern and southern limits of range, bioregion endemic taxa, bioregion disjunct taxa and providing wildlife refugia. Notable faunal values include habitat for the water mouse, ground parrot and major shore bird habitats.
- Wanggoolba Creek and surrounds with rainforest valley and associated King ferns.

STRATEGIC ENVIRONMENTAL AREAS

- Yabba Creek to Mount Mudlo serpentinite woodlands having distinctive floristics and vegetation structure associated with geology that contrast with surrounding countryside, often having a dense understorey of grass trees or shrubs. Containing bioregion endemic taxa including narrow endemic species, disjunct taxa.
- Yabba forest and surrounding area having a high species richness and providing wildlife refugia, which contain the northern range limit of various wet sclerophyll and complex notophyll vine forest species, bioregion endemic taxa including narrow endemic taxa Wildlife refugia.
- Burra Burri Creek containing brigalow communities providing habitat for bioregion endemic and disjunct taxa including threatened taxa.
- Core areas of relatively contiguous remnant vegetation with the long-term viability regional biodiversity values that are less susceptible to ecological edge effects and likely to sustain viable populations of flora and fauna taxa as refugia.
- Corymbia spp woodlands supporting high densities of hollow bearing trees that provide important habitat for fauna situated on a granite/ duricrust isolate with endemic and/or disjunct taxa (including endangered or vulnerable species) and other disjunct taxa populations occurring on coastal sandy soils.

Western reach

- Allies Creek area having a high diversity of Eucalyptus spp and Acacia spp, with moderate richness of terrestrial vertebrates but a significant hotspot for threatened species habitat and disjunct populations of other taxa.
- Areas containing significant sites for caverosting microchiropteran bats as likely maternity sites, or which contain large aggregations of breeding individuals or smaller roosting aggregations for selected species such as large-eared pied bat, eastern cave bat, eastern horseshoe bat, Troughton's sheathtail bat, and/or sites at which multiple species occur.
- Barambah Creek Gorge area containing rugged landscapes on volcanics and duricrust remnants containing the incised watercourse of Barambah Creek with shrubby open forests and Eucalyptus spp woodlands of ironbarks and bloodwoods, small patches of vine thicket and riparian vegetation with forests containing hollow trees. Contains bioregion and bioregion ecotone endemic taxa including narrow endemic taxa.
- Bunya Mountains – moist topographic isolate mesotherm archipelago landscape with high ecosystem diversity and high species richness including the western range limits and/or disjunct populations of many species including rainforest birds, frogs and other fauna. Contains bioregion endemic taxa and high diversity of habitats as wildlife refugia including areas acting as refugia.
- Diamondy forests having species richness and significant concentration of habitat types including hollow bearing trees. Notable faunae include golden-tailed gecko, yakka skink, painted honeyeater, koala greater glider, yellow-bellied glider, brown tree creeper, speckled warbler and hooded robin.
- Fragmented remnant vegetation landscapes with significant declines in biodiversity.
- Gilgai wetland systems generally dominated by Acacia and Casuarina spp with Melaleuca, Corymbia, Eucalyptus, Astrebla and Dichanthium species containing grasslands providing habitats for a range of threatened wildlife that use inundated gilgai as a water source at some stage of their life or are closely associated with the cracking clay soil habitat and wetlands.
- large contiguous lowland mature vegetation communities dominated by Lophostemon spp, Eucalyptus spp and Corymbia spp that support have significant wildlife refugial and nesting value due to their tendencies to form hollows plus moderate densities of existing hollow bearing trees giving habitat complexities across remnant communities in the bioregion.
- lowland rainforest and wet sclerophyll forest with a rainforest understory at elevations of < 300m and being of importance for mesic fauna and as drought/ fire refugia.
- mountain coolabah remnants containing the southern limits of mountain coolabah woodlands on basalt hills providing important habitat for several threatened flora taxa.

STRATEGIC ENVIRONMENTAL AREAS

- Palustrine and lacustrine wetlands and waterbody complexes within the bioregion that act as important refugia, especially during periods of drought.
- Poplar box open woodland on alluvium providing habitat for threatened or rare flora taxa and species that occur at or close to their known limit of range, and provide high densities of hollows as faunal habitat.
- Relictual (ancient or primitive) ecosystems with significant declines in biodiversity representing important refuges in fragmented landscapes.
- Riparian corridors encompassing diverse, dynamic and complex habitats incorporating both environmental and topographic gradients tending to exhibit high species richness with respect to both flora and fauna, provide important resources in terms of water, food, shelter, nesting and nursery sites and act as a refugia during periods of drought, or in response to longer terms impacts associated with climatic change. Networks of major and minor riparian linkages providing significant elements of habitat continuity and migratory and dispersal pathways for a substantial number of species (especially birds, insects and flora, but also for many arboreal mammals and reptiles).
- Riparian lowland forest systems (other than riparian/gallery rainforests systems) exhibiting higher species richness and abundance than surrounding habitats which act as movement pathways along riparian systems for a number of species, especially birds, providing wildlife refugia and critical resources for many species in terms of food, shelter and nesting sites (especially in times of drought). Large trees in these systems act as a source of nest hollows for many species of birds, bats and arboreal mammals.
- Sandstone ranges and gorges providing a large contiguous landscape of remnant vegetation is flora species rich, containing disjunct flora taxa or varieties at the range of their distributional limits and a centre of endemism with many of the endemic taxa also being threatened or near threatened. Has a very high fauna richness of terrestrial vertebrate taxa and high invertebrate richness. Numerous endemic species present including land snails and scorpion species and reptiles. Disjunct populations of stony creek frog.
- and the major skink occur in the area. Other notable fauna includes large-eared pied bat, eastern long-eared bat, collared delma, Dunmall's snake, black-breasted button-quail and northern quoll.
- Semi-evergreen vine thicket.
- Stalworth Range area containing remnants of vine thicket and woodlands on sandstone, or old loamy sand plains with concentrations of endemic, disjunct and/or threatened and rare taxa.
- Terrestrial bioregional corridors that maintain connectivity across a landscape, either through "continuous linkages" or via "stepping-stones" of remnant vegetation, being key connections between remaining core tracts/nodes within the bioregion.

DARK SKY AREA

Schedule C - Dark Sky Area (Overlay)

The Dark Sky Area Code provides relevant local governments along the coastline of the region with an optional code that may be adopted and reflected in their local planning schemes, including as refined to suit the local area, to ensure development does not adversely impact on sea turtle and shorebird activity, including their breeding, feeding, or resting activities.

This is an optional code included for guidance only for local governments within the Dark Sky Area and is not a matter that a local government must reflect or integrate in a local planning instrument. Furthermore, the provisions and matters are not relevant for development assessment, whether as a “relevant matter” or on any other basis.

Purpose statement

The purpose of this code is to ensure that development in the Dark Sky Area identified in the Dark Sky Overlay Map (**Map 12**) does not adversely impact on sea turtle and shorebird activity.

Specifically, this code seeks to ensure:

1. development avoids artificial lighting that is visible from the beach or the ocean
2. development avoids artificial lighting that contributes to sky glow within the Dark Sky Area.

Performance outcomes and acceptable outcomes

Development occurring in the Dark Sky Area should demonstrate compliance with the relevant provisions of the following table.

Performance outcomes	Acceptable outcomes
Where development is located on land visible from the beach or ocean	
PO1 All interior and exterior lighting avoids illumination of the beach and ocean.	No acceptable outcome is prescribed.
PO2 No new beach access points are established unless the access is designed to reduce interference on sea turtle and shorebird activities, and there is no increase in the number of beach access points, with any replaced access fenced off and revegetated.	
All development in the Dark Sky Area (sky glow provisions)	
PO3 Development minimises the use and intensity (brightness/ luminance) of outside lighting to avoid reflection from the ground, buildings and other surfaces.	No acceptable outcome is prescribed.
PO4 Development minimises reflective glare that contributes to sky glow.	
Additional criteria for building and operational work	
PO5 Effective measures are implemented during the construction and operation of development to avoid impacts from lighting, noise and vibration on sea turtles and shorebirds.	No acceptable outcome is prescribed.

Glossary

This glossary provides the meaning of some terms used in the draft regional plan. Terms not included in the glossary should be given their ordinary meaning unless they are defined in the *Planning Act 2016* or *Planning Regulation 2017*.

Term	Definition
Active transport	Physical activity undertaken as a means of transport, such as walking or cycling.
Ageing-in-place	Being able to continue to live independently in the community but not necessarily in the family home. It can also mean in a downsized home, rented home (whether public or privately rented) or in alternative accommodation such as a caravan park or boarding house.
Agriculture	Agriculture as defined in the State Planning Policy.
Amenity	The quality of a location or landscape, which makes it pleasant or agreeable, or which contributes to a comfortable and pleasant life.
Biodiversity	The variability of all living organisms, at all levels of organisation, including genetic diversity, species diversity and ecosystem diversity. This includes organisms from terrestrial, aquatic, marine and other ecosystems and the ecological complexes they live in.
Bio-fuel	Liquid fuels made from organic material, such as plants and animal material. There are currently two main types of bio-fuels being produced in Queensland – bioethanol and biodiesel.
Ecological function/ functionality	Any process or set of processes that can change (over time) an ecological system. An ecological system could be an ecosystem but can be smaller or larger. An ecosystem function is limited to the ecosystem.
Ecosystem services	Refers to the goods and services provided by ecosystems that benefit, sustain and support the environmental, social and economic well-being of people. These include provisioning services such as food and water, as well as goods for economic benefit (fibre, medicines, tourism income derived from cultural services), regulating services such as regulation of floods, drought, land degradation, and disease, supporting services such as soil formation and nutrient cycling; and cultural services such as recreational, spiritual, religious, aesthetic appreciation and other non-material benefits. Ecosystem services are a component of biodiversity and landscape values but are distinct in that they relate to the value/ benefits provided to humans.
Environmental attributes	For the purposes of the regional plan, means an attribute of the environment identified in Schedule B.

GLOSSARY

Term	Definition
Fragmented landscape	Means the loss of habitat areas that allow wildlife to move through the landscape that results in either: a patch of intact habitat being separated into one or more smaller patches of isolated habitat, corridors being disconnected or isolated from another habitat area by removal of the vegetated corridor, or patches of habitat that are connected via vegetation acting as steppingstone(s) (i.e., corridors that are not continuous) being disconnected or isolated from the other patch by the removal of the steppingstone(s).
Infrastructure networks	Major infrastructure networks in the region including water supply, wastewater, energy, telecommunications and transport.
Knowledge industries	Trends and activities that increasingly depend on knowledge, information and highly skilled personnel and organisation, meeting an increasing need for ready access to all these by business and public sectors.
Landscape connectivity	The movement of species across the landscape that is facilitated by: • large areas of habitat linear corridors, that range in size from smaller corridors connecting relatively close areas of habitat to landscape corridors connecting more distant areas; • small patches of vegetation that provide habitat and serve as ‘stepping-stones’ to aid the movement of native species between larger habitat areas; and • vegetation buffers that mitigate edge effects.
Landscape values/regional landscape values	Landscape values relate to the ecosystem services (e.g., recreational and aesthetic appreciation of a landscape), and provisioning ecosystem services, tourism income derived from landscape features in the region. Regional landscape values are areas within the region with the highest co-location of landscape values. Landscape values are distinct from regional biodiversity values in that these values are not prioritised for their role in ecosystem function and associated ecological processes (although this role exists).
Matters of local environmental significance (MLES)	Matters of local environmental significance as defined in the State Planning Policy.
Matters of national environmental significance (MNES)	Matters of national environmental significance as defined in the State Planning Policy.

GLOSSARY

Term	Definition
Matters of state environmental significance (MSES)	Matters of state environmental significance as defined in the State Planning Policy.
Natural economic resources	A variety of natural resources that sustain economic development and provide value or benefit to society.
Priority Agricultural Land Uses (PALUs)	A land use included in the following classes under the Australian Land Use and Management Classification (Version 8, October 2016) published by the Australian Bureau of Agricultural and Resource Economics and Sciences: • 3.1 – Plantation forestry • 3.3 – Cropping • 3.4 – Perennial horticulture • 3.5 – Seasonal horticulture • 4.1 - 4.6 – Production from irrigated agriculture and plantations • 5.1 – Intensive horticulture • 5.2 – Intensive animal husbandry
Priority Living Areas (PLAs)	As defined in the RPI Act.
Ramsar wetland	Wetlands that are representative, rare or unique, or are important for conserving biological diversity. An area that has been designated under Article 2 of the Ramsar Convention or declared by the Minister (Commonwealth) to be a declared Ramsar wetland under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). Ramsar wetlands are recognised as a matter of national environmental significance under the EPBC Act. Consequently, an action that has, will have, or is likely to have, a significant impact on the ecological character of a Ramsar wetland must be referred to the Minister (Commonwealth) and undergo an environmental assessment and approval process.
Regional Biodiversity Corridor (RBC)	Corridors that provide for landscape connectivity or could provide for landscape connectivity through targeted rehabilitation, identified in Map 13 .
Regional Biodiversity Network (RBN)	The network of national parks, Strategic Environmental Areas (SEAs) and regional biodiversity corridors (RBCs), across the region.
Regional biodiversity values	The intrinsic values of biological diversity at the regional scale, to the living organisms and the ecosystem services derived from that biodiversity. These areas contain a high concentration of biodiversity values, and may include MNES, MSES, and MLES.
Rural residential development	Development of lots generally between 1–5 hectares used for private residence and not primarily associated with agriculture.

GLOSSARY

Term	Definition
Shorebirds	Shorebirds, also known as waders, inhabit the shorelines of coasts and inland water bodies for most of their lives. There are several shorebirds in the region that are considered threatened wildlife, including: the curlew sandpiper (<i>Calidris ferruginea</i>), the eastern curlew (<i>Numenius madagascariensis</i>), the great knot (<i>Calidris tenuirostris</i>), the lesser sand plover (<i>Charadrius mongolus</i>), and the red knot (<i>Calidris canutus</i>).
Sky glow	An increase in the brightness of the night sky caused by the reflected light scattered from particles in the atmosphere, sometimes referred to as 'light pollution'.
Social infrastructure	The community facilities, services and networks which help individuals, families, groups and communities meet their social needs, maximise their potential for development, and enhance community wellbeing.
Species diversity	A number of different species present and the relative abundance of each of those species.
Species richness	A measure of the variety of species based simply on a count of the number of species.
State Development Area	As defined in the <i>State Development and Public Works Organisation Act 1971</i> .
State Planning Policy	As defined in the Planning Act.
Strategic Environmental Areas (SEAs)	As defined in the RPI Act.
Threatened wildlife	Means native wildlife that is prescribed under the <i>Nature Conservation Act 1992</i> as: (a) extinct wildlife; or (b) extinct in the wild wildlife; or (c) critically endangered wildlife; or (d) endangered wildlife; or (e) vulnerable wildlife.
Wildlife refugia	Microhabitats providing spatial and/or temporal protection from disturbances or advantages in biotic interactions (e.g., mound springs, caves, wetlands, gorges, mountain ranges and topographic isolates that act as shelters from clearing, random events (fire, flood, drought) and exotic animals).

Abbreviations

Term	Definition
ABS	Australian Bureau of Statistics
BHTSP	Bruce Highway Targeted Safety Program
CBD	Central Business District
DLGWV	Department of Local Government, Water and Volunteers
DTMR	Department of Transport and Main Roads
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
GOCs	Government Owned Corporations
IES	Infrastructure Enhancing Strategies
LGA	Local Government Area
LGIP	Local Government Infrastructure Plan
MLES	Matters of local environmental significance
MNES	Matters of national environmental significance
MSES	Matters of state environmental significance
NGO	Non-governmental organisations
NIEIR	National Institute of Economic and Industry Research
NRM	Natural resource management
PAAs	Priority Agricultural Areas
PAEAs	Potential Agricultural Expansion Areas
PHES	Pumped Hydro Energy Storage
PLAs	Priority Living Areas
Planning Act	<i>Planning Act 2016</i>

ABBREVIATIONS

Term	Definition
QGIP	Queensland Government Infrastructure Pipeline
QGSO	Queensland Government Statistician's Office
QIC	Queensland Investment Corporation
RAF	Residential Activation Fund
RBC	Regional Biodiversity Corridor
RBN	Regional Biodiversity Network
RPI Act	<i>Regional Planning Interests Act 2014</i>
RSI	Region-Shaping Infrastructure
RWA	Regional Water Assessment
SCA	Strategic Cropping Area
SDA	State Development Area
SEA	Strategic Environmental Area
SEQ	South East Queensland
SPP	State Planning Policy
TAFE	Technical and Further Education
WBB	Wide Bay Burnett
WBBROC	Wide Bay Burnett Regional Organisation of Councils
WBBRTP	Wide Bay Burnett Regional Transport Plan



WIDE BAY BURNETT

*Draft Regional Plan and
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