



Heart of Agnes Community Association Inc.

Community Spirit in Action!

2023/4 Community Engagement

to review the

Gladstone Regional Council Planning Scheme

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1: Executive Summary

At the present juncture, the Gladstone Regional Council (GRC) holds a pivotal role in shaping Agnes Water into a world-class town as it undergoes the ten year review of the Planning Scheme. The culmination of resident feedback has identified their collective desires and concerns, offering valuable insights into the community's vision for GRC to incorporate into their Planning Scheme Review project.

Our consultative approach included conducting 4 x 3 hour workshops during November and December 2023 and an open online survey to gathering resident's feedback and suggestions.

Total Number of Respondents (Workshops & Surveys)

Town	Total
Captain Creek	24
Baffle Creek-Deepwater	28
1770	11
Agnes Water	50
Total	113

Overall Response

What is created by developers will be with us, residents and visitors, for the next 50-100+ years. The residents will need to live with the outcomes created by the Planning Scheme. We have the opportunity to plan NOW, not in the future sometime. Now is critical. This is a once in a lifetime opportunity.

Agnes Water region residents see themselves as a friendly, community-oriented place. They want to be seen as rural or coastal, peaceful, and affordable village in tune with nature. A place for people to escape commercial suburbanism and appreciate the beauty of the natural world.

Residents have come from far and wide to the Agnes Water region for the environment, wildlife, community, and village feel; the desire to maintain that atmosphere is foremost in their vision and their future.

There is a strong community feel with a focus on creativity, health consciousness, education, sustainability, coastal living, and natural beauty. The community acknowledge the need for growth, increased housing, improved services and increased job opportunities.

Residents want their towns to continue to be known as a diverse community embracing ecotourism, indigenous walks, surfing, SUPing, whale watching, fishing, environment, sustainability, wellness, arts, music, friendliness, and health.

The Community does not want to lose what it came here for (close to the environment and coastal or rural village) but continue to grow without impacting the environment or lifestyles. Nor does it want to grow to become next Gold Coast or Noosa.

The Planning Scheme needs to reflect the communities concerns, wants and desired outcomes otherwise it fails to retain the character and identity of our small rural and coastal towns and to minimise inappropriate and over development with under developed infrastructure.

As each region within the greater Agnes Water region has its own characteristics, we have broken down the suggestions and concerns for each region.

The overarching goal is to create an attractive town that does not compromise the future liveability for short-term gains. The community strongly opposes prioritising developer profits over the quality of life for locals,

urging a balanced approach that considers both economic interests and the long-term well-being of the residents and visitors.

The visible impact of recent population growth, development applications, and ongoing developments underscores the need for a thorough examination of the town's trajectory and for a well structured planning scheme specific for the requirements of Agnes Water and Seventeen Seventy.

If we do not make the plans and decisions NOW we will not have the ability to change them in the future.

Summary

We propose a democratic process for neighbourhood aesthetics, residents advocate for the community to decide the style and theme while ensuring architects and developers remain responsible for the design and construction of buildings.

Our aim is to work with GRC towards a Local Area Plan for Agnes Water-Seventeen Seventy and Baffle-Captain Creek within the new Planning Scheme that addresses the residents concerns and desired outcomes expressed within this document.

We are willing to work with council to develop a long term vision and strategy exclusively for our area (AW, 1770, CC, BC-DW) focussing on:

- Zoning and Industry
- Open Spaces, Corridors, street trees, local parks)
- Town Centre (redesign)
- Infrastructure & essential services
- Access Ways (Road, Foot & Cycle)
- Aesthetics (buildings and streetscapes)

Key Area Responses

Feedback, suggestions and outcomes sought for both the workshops and survey conducted and across all 4 regions are summarised below. Responses from individual regions are provided Section 5.

Zoning

- Create a village environment with open spaces, such as plaza's, connected via tree lined paths.
- Promote a walkability town by ensuring developments incorporate connected green and wildlife corridors in new developments with tree lined paths.
- Develop mixed-use areas (housing and smaller village shopping precinct). Integration of housing and small retail & commercial areas within walking distance.
- Limit building height and avoid high-rise buildings. Only 1,000m²+ residential blocks with space between neighbours and green corridors. No minimum block sizes of 600m² or less.
- Develop human-scale shopping precincts with aesthetics that complement our coastal town. No like the current IGA development along with the inappropriate lighting for both wildlife and economic benefits.
- Preserve green spaces, old growth trees, and large parks within urban developments.
- Creation of small commercial areas within Captain Creek and Baffle Creek.
- Place population caps for our regional towns.

Open Spaces

- With an emphasis on creating green spaces the community recognises the multifaceted benefits: a habitat for wildlife, enhance biodiversity, and serve as therapeutic havens that positively impact mental health.
- Create a village-style layout with green spaces and paths to link with outer areas.
- Incorporate green/wildlife corridors in new developments that are linked to National Parks, forest, park land
- Preserve National Parks, wildlife corridors, and endemic plant species. Enhance green zones, parks, and wildlife corridors in the region. Coastal tree planting and dune protection. Advocacy for endemic plant species and rainforest preservation.
- Connect green spaces with bike tracks and walkways. Tree lined streetscapes to reduce impact of increase temperatures.
- Provide adventure playgrounds and more shaded seating areas.
- Preserve wetlands, dams, and topsoil, and oppose widespread dune access to limit damage.
- Improve parking areas, avoid excessive lighting, and consider environmental impact of poor lighting decisions. Adopt shade trees in carpark designs.
- Prioritise natural local vegetation and the planting of trees today for an urban umbrella for tomorrow are crucial components to enhance the town's aesthetics and ecological sustainability.

Infrastructure

- Enhance water and sewer infrastructure, and consider sustainable energy solutions.
- Address concerns about the marina size, boat ramp congestion, and environmental impact.
- Put power lines going into town(s) and within towns underground to reduce failures and interruptions.
- Development and infrastructure reflecting the environment with natural materials.
- Improve connectivity via public transport around and between Agnes Water and the regions.
- Improve roads, bitumise dirt roads, additional maintenance activities on dirt roads and verges.
- Need for a public high school and TAFE College.
- Water security for growing population. I.e: no new developments without appropriate infrastructure to support new development.

- Desalination plant is good. Increase desalination capacity for population growth.

Industry

- Expand medical services, including a hospital and rehabilitation facilities.
- No heavy/polluting industries. No mining, extractive, fast food, horse racing, or sex industries within our region.
- Promote low impact tourism, indigenous, and environmental based product and service experiences.
- Encourage small business, cottage, artisan, organic foods and health & wellness emphasis.
- Enforce local laws on AirBnB availability to preserve residents' quiet enjoyment and affordable housing. Consider a model like Noosa to restrict AirBnB.

Aesthetics

- Emphasise natural aesthetics that complement the environment.
- Support Maleny/Eumundi style Queensland architecture and small building footprints. No roof-to-roof or boundary to boundary housing, prefer housing with wide eaves and verandas.
- Minimise light and noise pollution, adhering to Dark Sky principles for protection of wildlife. Sensor lighting, including shrouded overhead lights, up-lights or lights in bollards for all public and private areas/dwellings.
- Oppose large-scale developments and industrial-looking shopping areas. Retain village look and feel.
- Advocate for a small footprint, light-on-the-ground buildings, and protection of sand dunes.
- Emphasis on a green outlook, no buildings seen from the ocean to the mountains.
- With an emphasis on creating green spaces, aesthetics buildings, the community recognises the multifaceted benefits: not only do these spaces contribute to reducing CO2 and pollutants in the air, providing clean oxygen, but they also offer a habitat for wildlife, enhance biodiversity, and serve as therapeutic havens that positively impact mental health.

Identity & Character

- A prevailing aspiration is to preserve the unique character of Agnes Water and Seventeen Seventy, steering clear of the uniformity or urbanisation seen in other small towns. The community voices a strong desire to prevent Agnes from being transformed into another Noosa or Gold Coast, emphasising the imperative to shield it from inappropriate and excessive development.
- Residents are keen on crafting a town that reflects their values, fostering a collective effort to "Live our Values."
- Expressing concern about the disconnect between developers and the community, residents note that those who shape the town rarely choose to live in it. This highlights a discrepancy between what developers design and build for themselves versus what they create for the residents.

2: Recommendations

The following recommendations present the expressed views of the residents of the Agnes Water regional community of townships, including Agnes Water, Seventeen Seventy, Captain Creek and Baffle Creek-Deepwater.

This information is for Gladstone Regional Council's strong consideration and inclusion in the current and future regional planning scheme. In addition, it is hoped other key stakeholders invested in the future of Agnes Water will also take the community's lead and respond accordingly; supporting locally identified priorities that aim to preserve a unique treasure and jewel in the Gladstone Regions crown.

Major Recommendations:

1. Separate Local Area Plans for Agnes Water-Seventeen Seventy and Captain Creek/Baffle Creek-Deepwater, supported by a coastal/rural regional planning classification.
2. Strong desire to maintain a "village feel" in all our townships - interconnected, mixed-use zoning, limiting residential population, pre-planned wildlife corridors and public-resourced natural areas that are disability, pedestrian and cycle friendly.
3. Stricter rules on residential zoning (block size), building design (eco) and regulation (height), and discouraging heavy industry and large-scale/high density residential and commercial developments.
4. Urgent address and upgrade of public services (ie; water security, desal, sewerage, connectivity) in accordance with projected demand driven by population increases and developments.
5. Improved standards of new roads/road infrastructure (ie; water drainage/diversion) for Captain Creek and Baffle Creek-Deepwater, with greater consideration of environmental conditions, emergency and commercial access in their design.
6. Additional infrastructure (commercial) to encourage public services, new local business and ecotourism.
7. Additional infrastructure (community) to increase community engagement and support tourism.
8. There is a need for stronger environmental protection controls over inappropriate development, negative impacts of tourism, and heavy industry, while also maintaining a greater focus on environmental management and protection of Agnes Water-Seventeen Seventy, in balance with public use and tourism.

3: Summary – Individual Townships

Below is a summary of the feedback provided by residents of individual townships, gathered through in-person workshops and a local online survey:

Captain Creek

Zoning:

1. Resist high-density developments and maintain large-sized blocks in Captain Creek.
2. Establish clear rules for subdividing 40-acre blocks.
3. Discourage expansion westward into rural zones.
4. Preserve native vegetation and control bush growth.
5. Consider introducing commercial zoning for essential services.

Essential Services:

6. Improve gravel roads and consider permanent bituminising.
7. Enhance drainage and safety measures for problematic roads.
8. Address concerns about water security and desalination plant capacity.
9. Support expanded medical and health services in Agnes.
10. Establish a dedicated neighbourhood centre with various amenities.

Infrastructure:

11. Maintain a nature-centric locality, advocate for sensitive clearing, and enhance disabled access.

Open Spaces:

12. Promote a pedestrian-friendly town, tree-lined streets, and urban greenery.
13. Emphasise the importance of maintaining natural vegetation and wildlife corridors.
14. Include more local parks and green spaces in housing developments.
15. Recommend the development of car parks and walking paths.

Aesthetics:

16. Advocate for smart lighting in Agnes/1770 and green parking solutions.
17. Encourage climate-responsive building design.

Baffle Creek-Deepwater

Zoning:

1. Establish a distinct town centre in Baffle Creek with small retail, commercial businesses, amenities, and a park.
2. Adapt rural zones for small businesses, allowing for diverse business types.
3. Address diverse opinions on allotment sizes, considering both sub-division and larger allotments.

Essential Services:

4. Address road safety concerns, potholes, and road maintenance, including specific areas like Wreck Rock and Black Water.
5. Propose comprehensive road repair, reassessment of gazetted roads, and inclusion of road information in local maps.
6. Call for a zoning change to establish health services, addressing concerns about non-existent medical services and ambulance response times.
7. Highlight the impact of road conditions on emergency response times and the need for better connectivity.

Infrastructure:

8. Improve Lions Park, Bevan Larsen Park, and Rules Beach with amenities like toilets, BBQ facilities, bins, and playground equipment.
9. Increase car parks at Flat Rock and Rules Beach, and establish a cycling/walking track from Coast Road to Flat Rock and Rules Beach.
10. Install additional toilet facilities, and provide tourist-targeted signage for directions and points of interest.
11. Use the Miriam Vale playground model for playground facilities, address concerns about the boat ramp design, and advocate for a bridge connecting Baffle Creek to Winfield.
12. Propose the construction of an Olympic-size swimming pool to enhance recreational infrastructure.

Industry:

13. Advocate for diverse small businesses in retail, commercial, and tourism sectors in Baffle Creek, including support for small industrial operations and home-based businesses.
14. Encourage businesses related to health, fitness, and exercise, as well as those in the tourism and cottage industries.

Seventeen Seventy

Zoning:

1. Support for medium-density residential and commercial developments around Agnes Water to prevent urban sprawl.
2. Desire to limit over-50s developments for a diverse demographic mix.
3. Request for zoning to allow an art precinct close to town, potentially centred around the Agnes Water Community Centre.
4. Emphasis on wildlife corridors integrated with cycle/walkways, tree-lined roads, and balanced building footprints.

Essential Services:

5. Call for separated walk and cycle paths, a comprehensive network of cycle/walking paths, and tree-scaping on roads.
6. Need for an area dedicated to comprehensive medical services and upgrading water and sewer infrastructure.
7. Opposition to streetlights in 1770 due to visual pollution concerns.

Infrastructure:

8. Emphasis on tree-lined roads, walkways, and cycle paths, and a desire for walk/cycle pathways from the Marina to 1770 headland.
9. Proposal for an outdoor education centre, indoor recreation facility for youth, and enhancement of the 1770 Marina.
10. Call for the establishment of an art gallery, construction of a public swimming pool, and more markets.
11. Industry focus on a Wellness Centre/Resort for tourists and local employment.

Open Spaces:

12. Desire for a Biosphere Reserve designation, more local parks and green spaces, secure bicycle parking, and additional car parking at beach access points.

Aesthetics:

13. Desire for a village feel, specific garden ratios for residential blocks, aesthetically pleasing buildings, diversity in building styles, and more park areas in housing developments.
14. These points capture key themes related to zoning preferences, essential services, infrastructure needs, industry focus, open spaces, and aesthetics in Agnes Water and 1770.

Agnes Water

Zoning:

1. Cap population size and promote a village environment.
2. Incorporate green and wildlife corridors in new developments.
3. Limit building height and avoid high-rise buildings.
4. Develop human-scale shopping precincts and promote a walkability town.
5. Preserve green spaces, old growth trees, and large parks within urban developments.

Essential Services:

6. Improve bike and walking paths, open spaces, and walkability.
7. Upgrade infrastructure to support water-based tourism.
8. Expand medical services, including a hospital and rehabilitation facilities.
9. Enhance water and sewer infrastructure, and consider sustainable energy solutions.
10. Address concerns about the marina size, boat ramp congestion, and environmental impact.

Infrastructure:

11. Focus on low-density housing, eco-villages, and human-scale developments.
12. Provide outdoor cinema, amphitheatres, and community-focused facilities.
13. Develop a public high school, expand TAFE offerings, and improve community services.
14. Promote small-scale industries, eco-tourism, and wellness initiatives.
15. Enforce environmental burial practices, create memorial gardens, and limit AirBnB availability.
16. Avoid undesirable industries such as mining, heavy industries, and large shopping centres.

Open Spaces:

17. Maintain a village-style layout with green spaces and paths.
18. Preserve National Parks, wildlife corridors, and endemic plant species.
19. Enhance green zones, parks, and wildlife corridors in the region.
20. Connect green spaces with bike tracks and walkways.
21. Provide adventure playgrounds and more shaded seating areas.
22. Preserve wetlands, dams, and topsoil, and oppose dune access to limit damage.
23. Improve parking areas, avoid excessive lighting, and consider environmental impact.

Aesthetics:

24. Emphasize natural aesthetics that complement the environment.
25. Support Maleny/Eumundi style Queenslander architecture and small building footprints.
26. Encourage sustainable housing and retain shoreline for public use.
27. Minimize light and noise pollution, adhering to Dark Sky principles.
28. Oppose large-scale developments and industrial-looking shopping areas.
29. Advocate for a small footprint, light-on-the-ground buildings, and protection of sand dunes.
30. Address concerns about cruises, supertrawlers, and ocean pollution.

What Makes a Perfect Town

Why do we travel to old European towns? What makes them so appealing?

Because European old town centres have a desirable, aesthetically pleasing and inviting layout, consisting of small meandering streets, parks, walkability, a public town square/plaza with no or little car traffic due to street design that discourages traffic (a public good).

City centres serve the purpose for gatherings, relaxation and on important social purpose. The residents and tourists want to spend their time in this social gathering areas.

So how do we (Council, developers and residents) learn from these design principles to create a “Perfect Town”?

Step One – Create well function floorplan of the town

Create mixed use, stores & offices on the ground floor with residential above. Together they form the private structure of the town and filled with public structures, ie points of interest and make the townscape more diverse.

Establish a strict code for the architectural style and height limits for all buildings which will help preserve the identity.

Step two – Create Boulevards

Vital arteries that connect other parts of the town fast. Boulevards with walking and cycling treelined paths that lead to points of interest. Buildings lining the boulevard have consistent style of the town centre buildings.

For a boulevard to be successful they must adhere to design principles, Facades be coherent, unbroken and consistent, the buildings must be multiple purpose and finally the boulevard must behave as a street and not as a freeway.

Step Three – The Expansion

Rather than create suburbia with similar blocks with no central social gathering areas. It is better to create new town centres as new suburbs are created with their own plazas, mixed use buildings, paths and walkability.

Roads take you somewhere but not somewhere with no shared internal destination.

Step Four – Architecture

Since the 1950's buildings are built based on the Form follow Function philosophy where buildings are designed based on their utility and what is unnecessary is not built, i.e. ornamentation. Leading us the dull and boring buildings that do not respect the environment/surroundings nor people.

If we accept function over form, this leads the town being like every other bland town with not unique style cognisant of the environment.

Step Five - Summary

We need to build towns where we want to spend our time. We can solve this with Council support through appropriate zoning, planning and building more attractive neighbourhoods.

What Makes a Good Council?

Local government is responsible for a range of vital services for people and businesses in defined areas. Among them are well known functions such as **social care, schools, housing and planning and waste collection**, but also lesser-known ones such as licensing, business support, registrar services, infrastructure development & maintenance and pest control.

Some of the most important work of government happens at the local level.

Exceptional councils are characterised by several key attributes that contribute to its effectiveness in serving the community. In summary they include; -

1. operate openly and ethically,
2. work to engage the community in a myriad of decisions impacting the prosperity and well-being of their community,
3. take initiatives that are for the long-term benefit of their stakeholders and create innovative world class pragmatic solutions.

What is needed and desired by residents in Gladstone is different to what is wanted in regional towns, like Agnes Water, 1770, Captain Creek and Baffle Creek to name a few.

Why residents choose Gladstone vs Agnes Water or Baffle Creek etc are fundamentally a balance between work or leisure decisions. The community acknowledges progress is required, however they wish to retain the character and identity of the place where they choose to live and not have it ruined by inappropriate or lazy or easy development.

4: Approach & Methodology

The Agnes Water regional community identified a number of data gathering priorities to ensure individual townships were equitably and independently represented to Council through the final report. These priorities identified that:

- It was essential that each township be consulted via *individual workshops* so feedback reflected each localised, self-identifying population.
- In addition to the workshops, it was important to also provide an *online survey*, focused on capturing the views of a wider local audience as well as the additional contributions of workshops participants.
- It was important to recognise the present cultural impact of a sometimes-difficult history with Gladstone Regional Council in regards to communication, advocacy and representation for Agnes Water and surrounding townships.

Community Consultation – Individual Workshops

The Agnes Water regional community assert the importance of having its unique cultural and environmental features protected by Council's planning scheme. Together, Heart of Agnes Community Association Inc. and Michael Dietrich saw the opportunity to consult directly with community to ensure a greater contribution of detailed local feedback and specific recommendations for the area were included in Councils planning scheme.

Workshops were promoted locally to community via Facebook Community Groups such as Agnes Water, Captain Creek and Baffle Creek, as well as the Heart of Agnes page. In addition, workshops were promoted through word of mouth, via physical noticeboards and direct engagement with other community groups.

Workshop Approach

Individual townships of **AGNES WATER, SEVENTEEN SEVENTY, CAPTAIN CREEK and BAFFLE CREEK-DEEPWATER** were consulted to provide an overview of Councils planning scheme process and seek direct input from community members.

In October 2023, Heart of Agnes assisted by Michael Dietrich engaged with the Agnes Water regional community for the purpose of gaining localised community feedback to support Gladstone Regional Council's current Planning Scheme review.

Our approach for the 4 Community Engagement Workshops followed the outline below.

Participants of each 3-hr workshop were provided an introduction to Councils planning scheme and review process, and our workshop objectives:

Community Engagement Objectives

- Introduce the community to the structure planning process and gather their views about the current issues and priorities in the area.
- The community to provide their ideas in terms of a vision for the future of our region.
- Provide clear and solid recommendations to GRC

What is a Planning Scheme

- A document which informs the community, development industry and governments about how local government plans to manage growth and change.
- It outlines what sort of development you can expect in your local area.
- It regulates what new development should occur in communities and how.
- It outlines planning and development aspirations, as well as infrastructure needs.

Amending a Planning Scheme

- They must be reviewed every 10 years. (Planning Act 2016)
- Local government must consult with their community when making or amending their local planning scheme.
- A “Community Engagement Tool Kit” is designed to help Local Government and Communities openly engage with each other.
- Local government is required to address some state and regional policy matters outlined in the State Planning Policy.
- The Qld Planning Minister provides the final approval of a local planning scheme.

Follow Community Engagement Guidelines

The community is engaged in plan-making in a relevant and appropriate way through:

- engagement that focuses on the best interests of our community
- engagement that is open, honest and meaningful
- engagement approaches that are inclusive and meet their particular needs
- timely, accurate, easy-to-understand and accessible information
- transparent decision-making.

Participants were then requested to provide their feedback, thoughts and ideas on the following 7 key focus areas, and this information was captured on dedicated worksheets:

1. Zoning

Includes all type of Land Uses, such as Residential, Retail, Commercial, Health, Industrial, Manufacturing, Tourism, Mixed Use, Density, etc

2. Essential Services

Includes Roads, Water, Sewer, Energy, Health, Connectivity, Emergency, Police, etc

3. Infrastructure

Buildings

Type & mix of housing, retail, commercial, industrial, community, tourism

Lighting (buildings & streets etc)

Neighborhood Centre

Cemetery

Essential Services

Public Assets

Access ways (Roads, footpaths, cycle paths etc)

Recreation Assets (Sports & Recreation facilities, Pools, Skate Park etc)

Private Enterprises

- Retail Areas
- Marina and associated facilities
- Essential Services

4. Industry

Includes Tourism, Agriculture, Manufacturing, Services, Financial; Medical, Education, Other.

What type of industry we want and don't want here?

What growth industries do we want to encourage?

5. Open Spaces

Includes the number, size, design and quality, Reserves, National Parks, Local Parks, Wildlife Corridors, Urban Space, Car Parks, Other Open Spaces.

What Open Spaces do we want and what type of designs?

6. Aesthetics

Includes the look and feel of Design of Buildings, Design of Streetscapes, Design of Parks, Design of Car Parks, Materials Used.

What do we want the community to look like?

7. Culture and Identity

Who are we?

- Coastal, Rural, Industrial, Suburb
- Fishing
- Surfing
- Tourism
- Environment / Sustainability
- Wellbeing / Lifestyle
- Who do we want to be?
- What make us unique?
- How big do we want to get?
- What design style do we want/don't want?
- Other?

The questions canvassed at each workshop for each Key Focus Area are as follows: -

- What is good?
- What would you like to keep?
- What is bad?
- What don't we want?
- What could be improved?
- What do we need to be cautious of?
- Describe a vision, ideas/value what the area will look like in 25-50 years?

Number of Workshop Participants

Town	Workshop Participants
Captain Creek	14
Baffle Creek-Deepwater	15
1770	10
Agnes Water	29
Total	68

Community Consultation - Online Survey

An online survey was developed to capture additional responses from community members unable to attend any of the workshops. The survey asked the following questions. (a summary of responses is outlined further below, all survey responses attached in Appendix F)

1. Describe your town's identity or character, and how you want it to "look and feel" as it grows (please comment)

2. What are the biggest concerns/issues for your town, and the Agnes Water region over the next 10 years? (circle 3)

- | | |
|----------------------------|-------------------------------|
| 1 Resident population | 6 Essential services |
| 2 Tourism impact | 7 Council, Government impact |
| 3 Environmental protection | 8 Commercial/industry impact |
| 4 Community lifestyle | 9 Disaster/emergency response |
| 5 Roads/Infrastructure | 10 Other_____ |

3. What are the biggest opportunities for your town, and the Agnes Water region over the next 10 years? (circle 3)

- | | |
|-----------------------------|--------------------------------|
| 1. Resident population | 6. Essential services |
| 2. Tourism impact | 7. Council, Government impact |
| 3. Environmental protection | 8. Commercial/industry impact |
| 4. Community lifestyle | 9. Disaster/emergency response |
| 5. Roads/Infrastructure | 10. Other_____ |

4. What is currently working well with our local planning scheme? (please comment)

5. What is not currently working well with our local planning scheme? (please comment)

6. How well can/does your town respond to a natural disaster, ie; flood, bushfire (circle 1)

Very Poor Adequate Well Very Well

7. How important is protecting our natural environment in future planning?

Not Very Important Very Important Don't Know

8. What infrastructure for future facilities are a priority for your town, and the Agnes Water region? (circle 3)

- | | |
|----------------------|-------------------------------------|
| 1. Health | 6. Sport/Recreation |
| 2. Community | 7. Environmental/conservation |
| 3. Education | 8. Industry/manufacturing |
| 4. Commercial/retail | 9. Essential services |
| 5. Public transport | 10. Parks, reserves, and open space |

9. Identify your priorities and considerations for the planning categories in your town, and the Agnes Water region:

Zoning (Consider: population and distribution, residential, commercial, industrial areas and future growth)

Essential Services (Consider: water, sewerage, power, health, connectivity etc for a growing population)

Infrastructure (*Consider: our need for new housing, commercial and industrial buildings, tourism, roads etc*)

Industry (*Consider: industries we want to see grow or establish, and that suit our community and lifestyle*)

Open Spaces (*Consider: the importance of “green” undeveloped spaces; parks, reserves and in residential areas*)

Aesthetics (*Consider: how we want our communities to “look and feel”; streetscapes, design and sustainability*)

Identity & Character (*Consider: who we are as a community, our origins, our character, our identity and values*)

10. What role should Community play in Council’s Planning Scheme development and review process? (tick one)

- Participate in Council-initiated consultation only
- Engage independently as a community in local communication to support Council planning
- Engage or partner more formally with Council on key planning scheme components
- Other _____

Number of Survey Responses

Town	Survey Responses
Captain Creek	10
Baffle Creek-Deepwater	13
1770	1
Agnes Water	21
Total	45

5: Workshop Responses - In Detail

Captain Creek

Based on feedback provided by Captain Creek residents through individual workshops and the online survey, the following views, preferences and concerns are presented below:

Zoning

- Ensure that Agnes is not transformed into another Noosa/Gold Coast.
- Resist high-density developments that overlook topography, especially steep slopes.
- In Captain Creek, maintain of large-sized blocks and uphold the limits of rural residential areas (5 acres) near Agnes.
- Families desire the flexibility to divide blocks for extended family members, suggesting sub-division into 10-acre lots, benefiting both residents and increasing council rate revenue. Conversely, other residents vehemently oppose the sub-division of 40-acre blocks, advocating for maintaining Captain Creek in its current state.
- Establish clear rules on when 40-acre blocks can be subdivided and the minimum allowed size.
- Discourage expansion of Agnes Water westward into rural zones and avoid approving very small blocks.
- Preserve land use by ensuring native vegetation remains intact and controlling bush growth while permitting reasonable access.
- Proposals include introducing some commercial zoning for essential services like a corner store and mechanic etc, particularly at the start of Murphy Rd.
- Additionally, there is support for developing the recreation area for small business initiatives, such as a general store, storage, and a washdown facility. However, residents unanimously reject any development in sensitive areas, notably flood-prone regions like behind Reedy Creek.

Essential Services

Roads & Pathways:

- Improvement of gravel roads is essential, with a preference for bitumen due to safety concerns.
- Regular grading is necessary for non-bituminised roads, and permanent bituminising is recommended for sections prone to flooding, like the Murphy-Bladow Rd intersection.
- Enhanced drainage and deeper culverts are needed for Captain Creek's problematic roads, including Creevey Road, currently reduced to a single lane.
- Porous road bases and products for hardening dirt roads should be explored.
- Specific safety measures include guard rails on the Captain Creek bend on Roundhill Rd and a turning lane on Round Hill Road into Creevey Drive.
- Additional streetlights on road corners in Captain Creek and the relocation of the fire indicator back to Murphy Rd are suggested.
- A separate walking/cycling track from Captain Creek to Agnes is desired, along with more paths for walking and cycling in the Agnes/1770 region.
- Roads should not be excessively wide, maintaining a density of trees, and improved parking facilities are required in Agnes.

Connectivity (Security and Quality of Connections):

- Improvements in mobile reception are necessary to enhance connectivity and security in the area.

Water & Sewer:

- Concerns about water security for drinking persist, particularly with the desalination plant nearing capacity.
- Questions are raised about approving developments when the desal plant is already at its limit. Need to ensure adequate potable water supply is available post each development.

Medical & Health Services:

- There's a strong demand for expanded medical and health services in Agnes, including radiology, hospitals, and emergency services.
- Blue Care services in the region are also desired.

Other:

A dedicated neighbourhood center with a drop-in facility for local groups is needed, catering to children and the community with amenities like a PCYC, holiday care, and before/after-school care.

- Accessibility from shops is crucial.
- For teenagers, there's a call for craft and other activities, a café, and meeting areas.
- Other considerations include opposition to traffic lights and airports, the need for public transport for tourists, the elderly, and locals, appropriate emergency street signage, and a strong insistence on keeping essential services within Agnes.

Infrastructure

Nature-Centric Locality:

- Maintain the town as a nature-centric locality, emphasising abundant trees, access to natural areas, and wildlife.
- Community advocates for the inclusion of local parks and green spaces in all new housing developments.

Sensitive Clearing and Facilities Improvement:

- Promote sensitive clearing practices suitable for environmental conditions.
- Call for improved facilities, with a particular focus on enhancing disabled access.

Recreation Facilities:

- Support the potential establishment of a public swimming pool in Agnes, possibly located at the State School for educational and recreational purposes. While a swimming pool is considered a desirable addition, it is not deemed a necessity.
- Other proposals include the consideration of a crematorium or graveyard nearer to Agnes
- And the introduction of an open-air cinema.

Building Design and Sustainability:

- Advocate buildings that harmonise with the environment and discourage developments that disregard/overlook nature.
- Oppose housing developments where eaves almost touch in Agnes Water as a result of small allotment sizes.
- Critique poorly built housing that necessitates excessive heating and cooling, calling for more and better sustainable design practices as a minimum requirement.
- Encourage the increased use of innovative and sustainable materials in residential constructions.

Industry

Nature-Based Tourism and Activities:

- Encourage and support nature-based tourism and activities spanning from Captain Creek through Eurimbulla National Park, focusing on hiking/walking trails and mountain bike tracks.
- Promote nature-based recreation and facilitate access for birdwatching, particularly to waterways and lakes.
- Additionally, advocate for the development of horse-riding trails in the region.

Welcoming Health and Professional Industries:

- Welcome and promote the establishment of health and professional industries in the area.

Industrial Operations:

- While light industrial operations are acceptable in the right areas, ensure that noisy and smelly industries are not welcomed.
- Confirm that current zoned areas for industrial use are appropriate.
- Express a preference against industries that are hi-vis (high-visibility).

Open Spaces

Pedestrian-Friendly Town and Natural Vegetation:

- Advocate for a pedestrian-friendly town with designated car-free areas, emphasising spaces for walking trails and bike paths.
- Emphasise the importance of maintaining natural vegetation and wildlife corridors during development, particularly in Captain Creek.
- Prioritise the preservation of native vegetation in all land use decisions.

Tree-Lined Streets and Urban Greenery:

- Promote tree-lined streets in Agnes to combat rising temperatures, creating a cooler environment.
- Advocate for the planting of trees along the road to 1770, providing shade for cyclists and walkers.
- Call for an increase in the number of native trees, with local parks integrated into subdivisions and designed to blend with the natural surroundings.
- Encourage the creation of linked wildlife corridors to enhance biodiversity.

Local Parks and Green Space in Housing Developments:

- Stress the importance of including more local parks and green spaces in all new housing developments.
- Propose the establishment of parks throughout the town, both small and large, within urban areas.
- These parks should serve as community spaces with natural areas for animals and feature large trees along roads.

Car Parks and Pathways:

- Recommend the development of car parks similar to Jeffery Park rather than replicating the design of the IGA car park.
- Suggest creating walking paths between beaches in Agnes Water, facilitating walks from Workmans to Main Beach.

Aesthetics

Smart Lighting in Town:

- Advocate for the implementation of sensor lighting in Agnes/1770, ensuring that lights automatically turn off after a specified time, contributing to energy conservation.

Green Parking Solutions:

- Propose the integration of trees in carparks to enhance shade, mitigate heat, and improve aesthetics.
- In Captain Creek, maintain of large-sized blocks and uphold the limits of rural residential areas (5 acres) near Agnes.

Climate-Responsive Building Design:

- Encourage buildings to be designed with consideration for the climate, incorporating features such as wide verandas, the use of light-coloured materials, effective insulation, and strategically planted shade trees around dwellings.
- Promote building orientation that maximises energy efficiency and climate suitability.

Character and Identity

Rural Community with Limited Growth:

- Express the desire for Captain Creek to remain a rural community with controlled and limited growth.
- Emphasise the commitment to preserving the current rural character while carefully managing any expansion.

Rural Lifestyle Community:

- Residents define Captain Creek as a rural lifestyle community, cherishing a small-country feel in proximity to the sea.
- Advocate for a living environment that embodies the essence of rural living while enjoying the coastal setting.

Community and Environment Focus:

- Highlight the community's focus on both community and environmental values.
- Stress the importance of maintaining a harmonious balance between community development and environmental preservation.

Unique Character and Identity:

- Emphasise the unique character of Captain Creek, expressing a desire for the community not to be a carbon copy of other towns.
- Call for the preservation of the distinct identity that makes Captain Creek special.

Connected Community with Natural Surroundings:

- Envision Captain Creek as a close-knit community in the midst of large natural surroundings.
- Emphasise the importance of fostering a connected community where members support each other, creating a strong bond within the unique natural setting.

Baffle Creek-Deepwater

Based on feedback provided by Baffle Creek and Deepwater residents through individual workshops and the online survey, the following views, preferences and concerns are presented below:

Zoning

These responses highlight a range of opinions, including the establishment of a town centre, diverse business opportunities within rural zones, and varying preferences for allotment sizes. Zoning Plan Preferences for Baffle Creek-Deepwater:

Establishment of a Distinct Town Centre:

- Desire for a specific town plan for Baffle Creek.
- The need for a distinct town centre accommodating small retail and commercial businesses.
- Inclusion of amenities and an adjacent park in the town centre.

Adaptation of Rural Zones for Small Businesses:

- Proposal to adapt rural zones to include small business opportunities that align with the rural character.
- Acceptance of various business types within the rural zone, including food and beverage, industrial, engineering, tourism, and home-based businesses.
- Specific mention of accepted and impact-assessable uses for different business categories.

Varied Preferences for Allotment Sizes:

- Divergent opinions on allotment sizes:
 - Some residents express the desire to subdivide larger allotments down to 5-10 acres (2-4 hectares).
 - Others advocate for a minimum of 20-acre allotments, considering smaller sizes inappropriate for the area.

Essential Services

These responses are grouped based on common themes related to road conditions, health services, connectivity, and other essential services.

Roads & Pathways:

Road Safety and Maintenance:

- Concerns about critically dangerous roads, potholes, and corrugation.
- Call for regular maintenance of roads, including roadside vegetation and causeways.
- Specific mentions of causeways needing replacement in Wreck Rock and Black Water.

Comprehensive Road Repair:

- Request to repair the entire road during maintenance, not just specific sections.
- Proposal to reassess, clear, and reopen gazetted roads.
- Demand for road information to be included in local maps for visitors.

Access to Essential Services:

- Emphasis on road access to Agnes Water for retail and medical services.
- Highlighting the impact of road conditions on emergency response times.

Medical & Health Services:

Zoning Change for Health Services:

- Proposal for a zoning change to establish Ambulance, RFS, and Medical services.
- Concerns about the non-existent medical services and long response times.

Impact on Ambulance Services:

- Mention of ambulance services complaining about road conditions affecting response times.
- Noting the current location of the closest ambulance centre at Rosedale.

Connectivity (Security and Quality of Connections):

Telecommunication Services:

- Criticism of poor telephone reception and internet services.
- Call for Telstra and Optus to upgrade towers for improved connectivity.

Power Outages:

- Concerns about power line failures in Baffle Creek during weather events.
- Proposed solution to rewire the nation and draw power from lines at the back of Deepwater NP.

Other:

Retaining Community Services:

- Emphasis on retaining the Community Centre, SES, and RFS.

Fire Risk Management:

- Call for re-evaluating fuel clearing and improving firebreaks to reduce fire risk.

Police Monitoring and Safety:

- Request for improved police monitoring of bad behaviour on roads.
- Mention of safety concerns for locals due to road-related incidents.

Electric Vehicle Charging Stations:

- Need for charging stations for electric vehicles.

Infrastructure

These responses are grouped based on specific infrastructure needs, including amenities, signage for tourists, playground facilities, boat ramp concerns, connectivity, and recreational facilities.

Infrastructure for Amenities:

Lions Park, Bevan Larsen Park, and Rules Beach:

- Need for amenities like toilets, BBQ facilities, bins, and playground equipment at specific locations.

Car Parking:

- Demand for additional car parks at Flat Rock and Rules Beach.

Cycling/Walking Track:

- Request for a cycling/walking track from Coast Road to Flat Rock and Rules Beach.

Toilet Facilities:

- Specific mention of the need for toilets next to the bridge.

Tourist-Targeted Signage:

Directions and Points of Interest:

- Desire for additional signage providing directions to various areas of interest such as towns, retail, walks, and parks.

- Emphasis on highlighting wildlife protection and awareness of wildlife on roads.

Playground Facilities:

Miriam Vale Playground Model:

- Reference to the playground at Miriam Vale as a model for the type of playground sought at Baffle Creek and Rules Beach.

Boat Ramp and Certification:

Boat Ramp Design:

- Critique of the poorly designed boat ramp, with concerns about a bombie near the launch area.
- Amnesty proposal for properties built under the Miriam Vale Shire Council to certify buildings.

Connectivity and Infrastructure:

Baffle Creek to Winfield Bridge:

- Call for the construction of a bridge over Baffle Creek connecting Baffle Creek to Winfield.

Recreational Infrastructure:

Olympic Size Swimming Pool:

- Proposal for the construction of an Olympic-size swimming pool.

Industry

These responses are grouped based on the desire for diverse small business opportunities, including retail, commercial, tourism, health and fitness, and cottage industries. The focus is on creating an environment that supports various industries within the small town of Baffle Creek.

Diverse Small Business Opportunities:

Retail, Commercial, Tourism:

- Advocacy for establishing small businesses encompassing retail, commercial, and tourism sectors in Baffle Creek.

Specific Industry Focus:

Health and Fitness:

- Emphasis on encouraging businesses related to health, fitness, and exercise.

Tourism and Cottage Industry:

- Support for businesses in the tourism sector and those related to cottage industries.

Small Industrial and Home-Based:

- Interest in allowing small industrial operations and home-based businesses to thrive.

Open Spaces

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Aesthetics

-

Character and Identity

These responses are grouped based on community identity and characteristics, highlighting the peaceful nature of the area, family-friendly aspects, and a willingness to engage with tourists. The second set emphasises a desire for more proactive measures to promote and address community concerns.

Inclusive Community Identity:

- Inclusion of various areas (Rosedale, Baffle Creek, Rules Beach, Euleilah, Deepwater, Oyster Creek, Tautan, Mt Tom, Mt Maria) in the community identity.

Peaceful and Tranquil Community:

- Perception of the Baffle Creek area as a peaceful, quiet, and tranquil district fostering a strong sense of community and spirit.

Family-Friendly and Outdoor Activities:

- Recognition of the region as family-friendly, emphasising outdoor activities that promote a healthy lifestyle.

Welcoming Tourists:

- Willingness to share the unique aspects of the community with tourists, showcasing the area as an inviting destination.

Community Promotion and Engagement:

Lifting Community Profile:

- Desire to enhance the profile of Baffle Creek, Rules Beach, Deepwater, and Oyster Creek within the broader region.

Direct Action and Collaboration with Council:

- Frustration with bureaucratic processes and a call for more direct action, emphasising a desire for a better working relationship with the council.

Community Engagement with Council:

- Advocacy for regular visits and engagement between the council and local residents to address issues and find solutions.

Seventeen Seventy

Based on feedback provided by Seventeen Seventy residents through individual workshops and the online survey, the following views, preferences and concerns are presented below:

Zoning

These responses are grouped based on themes related to residential and commercial development, art and cultural precinct, environmental considerations, and retail centre design.

Residential and Commercial Development:

Medium Density Developments:

- Support for more medium-density residential and commercial centre developments around Agnes Water to prevent urban sprawl and accommodate the increasing population. The aim is to support retail options like coffee shops and hairdressers.

Limit Over 50s Developments:

- Desire to limit the number of over 50s developments in and around Agnes Water, suggesting a preference for a diverse demographic mix.

Art and Cultural Precinct:

Art Precinct Zoning:

- Request for zoning to allow an art precinct close to town, potentially centered around the Agnes Water Community Centre.

Environmental and Aesthetic Considerations:

Wildlife Corridors and Integrated Walkways:

- Emphasis on wildlife corridors integrated with cycle/walkways in all developments to support biodiversity and environmental conservation.

Tree-Lined Roads and Walkways:

- Advocacy for tree-lined roads, walkways, and cycle paths to create a human-scale village atmosphere.

Retail Centre and Building Design:

Village Model Retail Centre:

- Proposal to develop a retail centre on a village model, distinct from the current IGA/Stockwell model, potentially fostering a more community-oriented retail space.

Limit Building Height and Visibility:

- Opposition to hi-viz buildings and a desire to keep building profiles low (max 3 stories) and not visible from beaches.

Balanced Building Footprint and Open Space:

- Emphasis on finding a balance between building footprint and open space on each block, suggesting a preference for a harmonious and green environment.

Essential Services

These responses are categorised based on themes related to roads and pathways, medical and health services, water and sewer infrastructure, and concerns about streetlights in 1770.

Roads and Pathways:

Separation of Walk and Cycle Paths:

- Emphasis on separating walk and cycle/scooter paths where possible for the safety of tourists and children.

Comprehensive Network of Cycle/Walking Paths:

- Demand for a comprehensive network of cycle and walking paths covering the entire Agnes/1770 area, connecting to local parks, reserves, and national parks.

Tree-Scaping on Roads and Paths:

- Advocacy for tree-scaping on all roads, cycle paths, and walking paths to enhance the aesthetic and environmental aspects.

Secure Lockup for Bikes:

- Request for secure lockup facilities for bikes, especially at beaches, access points, and shopping centers.

Sensor Lighting along Walkways:

- Preference for sensor lighting along walkways, suggesting the use of orange lights and embedded solar-powered lights to minimise light scattering.

Medical and Health Services:

Area for Comprehensive Medical Services:

- Need for an area dedicated to medical services, including x-ray, emergency services, ultrasound, and a hospice or day hospital.

Water and Sewer:

Increase Water Access:

- Request for more water access, suggesting the installation of an Awonga dam pipeline to meet the growing demand.

Upgrade Desalination Plant:

- Call for the upgrade of the desalination plant to accommodate new developments and the increasing population.

Proper Sewerage Infrastructure for 1770:

- Demand for proper sewerage infrastructure for 1770, indicating concerns about the current state of the system.

Other:

Streetlights in 1770:

- Opposition to streetlights in 1770 due to concerns about visual pollution and the attraction of wildlife onto roads at night.

Infrastructure

These responses are grouped based on themes related to green infrastructure, connectivity, recreational facilities, marina enhancement, and additional cultural and recreational infrastructure.

Green Infrastructure and Connectivity:

Tree-Lined Roads and Pathways:

- Emphasis on tree-lined roads, walkways, and cycle paths to foster a human-scale village atmosphere, indicating a preference for green infrastructure.

Cycle/Walk Path from Marina to 1770 Headland:

- Desire for walk/cycle pathways from the Marina to the end of the 1770 headland viewing area for safety, with a call to connect them to existing cycle/walkways.

Wildlife Corridors and Integration:

- Recognition of the importance of wildlife corridors connected and integrated with cycle and walkways, local parks, and reserves.

Recreational Facilities:

Outdoor Education Center:

- Proposal for an outdoor education environmental management-education centre, national parks (NPs), and the coastline.

Indoor Recreation Facility for Youth/Teenagers:

- Request for an indoor recreation facility aimed at youth and teenagers to provide recreational opportunities.

Recreation Facilities for Children/Teenagers:

- Demand for recreation facilities for children, teenagers, and young adults, including play equipment in parks, ball courts, and a climbing wall.

Marina Enhancement:

Marina Upgrade:

- Criticism of the current appearance of the 1770 Marina, suggesting the need for an upgrade in infrastructure, including toilets, paving, shade, and seating.

Boat/Trailer Parking at Marina:

- Request for better boat/trailer parking facilities at the marina to enhance convenience.

Other Infrastructure:

Art Gallery:

- Call for the establishment of an art gallery in Agnes or 1770, highlighting the cultural and artistic infrastructure desired.

Public Swimming Pool:

- Demand for the construction of a public swimming pool to provide a recreational amenity for the community.

More Markets:

- Desire for more markets, suggesting interest in local economic activities and community events.

Industry

- Ideally centred around Wellness Centre/Resort that benefits tourists and provides local employment.

Open Spaces

Open Space and Connectivity:

Tree-Lined Roads and Walkways:

- Emphasis on tree-lined roads, walkways, and cycle paths to create a human-scale village atmosphere, suggesting a focus on green and pedestrian-friendly spaces.

Biosphere Reserve Proposal:

- Call for the designation of Agnes, 1770 etc local region as a Biosphere Reserve, indicating a desire to preserve and protect the natural environment.

Parks, Green Spaces, and Wildlife Corridors:

Local Parks and Green Spaces:

- Demand for more local parks and green spaces, with an emphasis on connecting them through wildlife corridors, excluding nature strips toward local parks from the count.

Wildlife Corridors Integration:

- Recognition of the importance of wildlife corridors connected and integrated with cycle/walkways, trails, and parks.

Secure Bicycle Parking:

- Suggestion for secure parking for bicycles at key interest points and at the end of each path, promoting sustainable transportation.

Parking Facilities:

Additional Car Parking at Beach Access Points:

- Need for more car parking at beach access points, including specific locations like Agnes Street and next to Arthur Park, with a call for better signage.

Aesthetic Parking and Off-Street Parking:

- Desire for aesthetically pleasing parking areas with more trees and plants rather than sprawling carparks, and a need for off-street parking in new residential areas.

Boat Ramp Parking:

- Demand for more parking at the 1770 boat ramp area, particularly at the Marina.

Other Infrastructure and Traffic Planning:

One-Way Road around Marina:

- Proposal for a one-way road around the Marina to 1770 and back, suggesting a traffic management solution.

Cenotaph Relocation:

- Suggestion to relocate the Cenotaph to an area conducive to commemorative events without traffic intrusion, including parades for ANZAC Day.

These responses are grouped based on themes of open space, connectivity, wildlife preservation, parking facilities, and other infrastructure considerations.

Aesthetics

Village Feel and Anti-Urban Sprawl:

- Desire for a village feel over urban sprawl, emphasising the importance of maintaining a compact and cohesive town structure.

Residential Blocks with Garden Ratio:

- Call for a specific ratio of garden space to building on residential blocks, promoting greenery and a balanced aesthetic.

Building Design and Diversity:

Aesthetically Pleasing Buildings:

- Emphasis on the need for buildings to be aesthetically pleasing, suggesting a focus on design and visual appeal.

Diversity of Buildings:

- Recognition of the importance of diverse building styles, indicating a preference for architectural variety within the town.

Green Spaces and Park Development:

More Park Areas in Housing Developments:

- Advocacy for incorporating more park areas within new housing developments, aiming to enhance green spaces and recreational opportunities.

These responses are grouped based on aesthetics and urban planning preferences, building design considerations, and the integration of green spaces and parks within the town.

Character and Identity

Cultural Diversity and Mixed Population:

- Emphasis on the importance of cultural diversity, fostering a community with a mix of social and economic backgrounds.

Diverse Community:

- Recognition of a diverse community, indicating a variety of cultural, social, and economic elements within the population.

Lifestyle and Environment:

Beach and Bush Environment:

- Appreciation for living in a beach and bush environment, suggesting a connection to the natural surroundings.

Quiet and Slow Lifestyle:

- Desire for a quiet and slow-paced lifestyle, indicating a preference for a relaxed and unhurried way of living.

Cultural and Recreational Aspects:

Surfing and Creative Culture:

- Highlighting the significance of surfing and a creative culture, indicating the importance of these activities in shaping the community's identity.

These responses are grouped based on cultural diversity and social dynamics, lifestyle and environment preferences, and cultural and recreational aspects that contribute to the town's identity.

Agnes Water

Based on feedback provided by Agnes Water residents through individual workshops and the online survey, the following views, preferences and concerns are presented below:

Zoning

Participants expressed various preferences and concerns related to the development of the Agnes Water community. Following is their grouped responses into similar themes:

Urban Planning and Design:

- Cap Population
- Size blocks to allow for shade trees.
- Only 1,000m²+ residential blocks with space between neighbours and green corridors
- No roof-to-roof housing, prefer housing with wide eaves and verandas. EG: Maleny/Eumundi style Queenslander architecture
- Plan a village environment that creates a more village feel, less big commercial chunks or developments
- Mixed-use areas (housing and smaller village shopping precinct). Integration of housing and small retail & commercial areas within walking distance
- No mixed housing (social and private) in the same areas
- Encourage or mandate sustainable housing
- Retain shoreline for public use
- More community space within developments and town centre
- No clear-felling of development properties during development, retain old growth trees where possible
- Incorporate green/wildlife corridors in new developments that are linked to National Parks, forest, park land
- Large parks at the centre of urban developments
- No big roads
- Human-scale development, therefore No high-rise buildings over 3 stories or 11.5m in medium density areas and 9.5m or 2 storey development in low residential areas.

Green Spaces and Environment:

- Developers should include treed nature strips and green spaces
- Retain trees and old growth trees
- Green/wildlife zones in housing developments that are linked to other parks
- Tree-lined streets and footpaths
- No continuous development spread
- No subdivision of rural residential
- Footprint for houses and green space
- Ensure higher energy ratings for houses (rating 7+)
- No concrete slabs
- Low development size on the foreshore

Lighting and Aesthetics:

- Village-style layout with green in between
- No commercial development with ugly modern shopping centers
- No light pollution. Less intrusive street lights
- Turtle-friendly lighting. Dark Sky initiative

- No fluorescent flashing lights
- Eco-designs for buildings
- Use natural building materials
- Every building to have a 7-star environmental rating
- No IGA-style lighting. Reduce current IGA lighting by 50-67%.
- No large scale buildings

Infrastructure and Connectivity:

- Bike / walking pathways to be included in all developments
- Create Walkability town
- Contributed open space in all developments
- Clarification of zoning on BiCentennial Drive

Community and Societal Aspects:

- No residential ghettos
- Keep larger blocks in rural residential areas
- Limit development to what infrastructure can handle (deSal, Sewer etc)
- Mixed developments making a village feel
- Human-scale shopping precincts with connectivity (paths and green corridors)
- Houses to take up small areas, leaving open space/garden. (e maximum building(s) footprint for each residential block)
- Clarification of zoning on BiCentennial Drive

These groupings reflect the various concerns and preferences expressed by the respondents related to the development of their community.

Essential Services

Based on the provided survey responses, the following distinct response groups can be identified:

Roads & Pathways:

- More good bike tracks and walking tracks required especially linked to each other.
- No traffic lights but roundabouts are OK.
- Street trees to be varied and native.
- Design of car parks to include trees.
- Porous surfaces in car parks for water seepage is preferable.
- Bicycle access from Cove Estate to Springs Beach.
- Shaded tree-lined walkways & bike tracks.
- Flood-proof access roads.
- Better road maintenance.
- Extend boardwalk paths.
- Seal unsealed roads in certain areas.
- No 80kph speed limit to 1770 and Sunrise Estate.
- No less than 2 car-width streets.
- Less roads and no big roads.

Energy

- Put power lines underground.
- Need additional EV charging stations.
- Community battery for power disruptions
- Sustainable energy considerations.

Medical & Health Services:

- Expansion of medical precinct.
- Reliable health services, including pathology, Allied Health, Basic Health, Mental Health and Emergency Department needed.
- Consideration of Triage Centre and a 4-5 bed hospital.
- Follow-up rehab and hospice services.
- Aged Care or retirement villages considered but NOT too many, do not want to be Hervey Bay

Water, Sewer & Energy:

- Caution on water sustainability. Water security for growing population. I.e: no new developments without appropriate infrastructure to support new development
- Desalination plant is good. Increase desalination capacity for population growth.
- Encourage private water storage tanks. Compulsory 25,000-liter tank for every home. Water storage capacity for all developments.
- Low-pressure sewerage system inefficiency. Urgent sewerage system upgrade required.
- No tapping the spring affecting paperbark.
- Licence or limit private bores
- No permanent filling of dams by bores.
- Groundwater extraction reporting.
- Encourage recycle water initiatives for all households
- Improved stormwater drainage. Consideration of natural water courses.
- New housing should have solar hot water.

Marina and Environmental Concerns:

- Caution on Marina Development size. Limitation on Marina size (Human Scale). No big developed marina
- Concerns about congestion and parking at 1770 boat ramp. Concerns also about Marina parking expansion. Introduce a ballot system for Marina parking.
- No dredging of creek mouth (Maintenance only).
- Access to Round Hill Creek for yachties.
- Limitations on fishing to protect the environment. Boating restrictions and fishing permits.
- Need for public toilets at the marina and 1770 Lookout.

Other Infrastructure and Quality Concerns:

- No airport and concerns about current airport location.
- Need for improved fire management strategies.
- Access to cops (Police) is limited
- Neighbourhood Centre/Drop-In Space for supervised kids that is supervised (employed) full-time.

These groups represent the various concerns and preferences expressed by the respondents related to infrastructure, services, and environmental considerations.

Infrastructure

These groups represent the various concerns and preferences expressed by the respondents related to tourism, housing, development, recreation, education, community services, and banking in their area.

Based on the provided survey responses, the following distinct response groups can be identified:

Tourism and Infrastructure:

- Infrastructure to support growing water-based tourist operations.
- Parking and access concerns.
- Outdoor cinema. Amphitheatre for small concerts and events.
- Need for a public toilet at the marina.
- Local bus service required. Shuttle buses to resolve parking issues close to the beach.

Housing and Development Preferences:

- Low-density housing.
- Covered streetlight (dim).
- Preference for small-scale developments, avoiding oversizing.
- Solar passive eco villages.
- Development and infrastructure reflecting the environment with natural materials.
- Human-scale shopping precincts with connectivity.
- Purpose-built community Wellness Centre.
- Eco-villages created around plazas and green spaces.

Recreation and Facilities:

- Outdoor cinema and amphitheatre in Agnes for small concerts.
- Community access to school facilities.
- Youth Playground.
- Multi-use public Swimming pool for kids etc.
- Preference for natural cordoned swimming zones in the sea.

Education and Community Services:

- Need for a public high school.
- Addition of Virtual TAFE College.
- Disability access on the same walks.
- Community facilities for storage and operations.
- Community Notice Board at Tom Jeffries Park.
- Run-down community hall (old).

Transportation and Connectivity:

- Local bus service required.
- Shuttle buses to resolve parking issues close to the beach.
- No public transport except local and into Bundaberg (only Wed ATM).

Financial and Banking Services:

- Like having Bendigo Bank.
- Need Westpac or other Bank Agency.

Industry

Based on the provided survey responses, the following distinct response groups can be identified: These groups represent the various aspirations, preferences, and limitations expressed by the respondents regarding the identity and development of the Agnes Water region.

Desired Identity and Development Focus:

- Environmental bio-diversity.
- Indigenous culture hub.
- Eco-tourism, wellness, arts, creative hub.
- Low-impact tourism. Bird tours, eco experiences.
- Renewable and sustainable energy projects.
- Alternative energy (solar, not Wind Farms, Nuclear, Hydrogen).
- Quality health food, whole food, local products.
- Regenerative agriculture town.
- Nature sanctuary for illness/terminal.

Preferred Light and Small Industries:

- Encourage cottage industries.
- Market or community gardens. Organic food supply.
- Boutique artisan industries. Artisan bakeries.
- Health and wellness retreats.
- Art galleries and artisan-focused markets.
- Family holiday experiences.
- Tourism, especially eco-tourism.
- Surfing, walking, cycling.
- Human-scale shopping precincts.
- Small retail/commercial (e.g., scooter/bike hire).
- Small trades (panel beating, small-scale fabrication, engineering, upholstery, recycling, technology repair, etc.).
- Environmental research and education.

Other Suggestions for Gladstone Regional Council:

- Establish a Rubbish & Recycle Shop at Transfer Stations.
- Implement environmental burial/cremation modelled on Tannum Crematorium.
- Create a memorial garden and forest cemetery.
- Enforce local laws on AirBnB availability to preserve residents' quiet enjoyment and affordable housing. Consider a model like Noosa to restrict AirBnB.

Industries Not Desirable for Agnes Water:

- Mining or extraction industry.
- Heavy industries or polluting industries.
- Wind farms.
- Dog, car, or horse racing tracks.
- Sex industries.
- Fast-food chains, large shopping centers, strip malls, franchises (Subway, McDonald's, etc.).
- Agriculture/livestock within rural residential allotments (4-5 acres).
- Unattractive industrial-looking shopping areas (ugly sheds and car parks).

Open Spaces

Based on the provided survey responses, the following distinct response groups can be identified:

Overall Environment and Green Spaces:

- Village-style layout with green spaces and paths to link with outer areas.
- Appreciation for National Parks and Conservation Zones. Importance of maintaining current National Parks.
- Stronger future protection for 1770 and coastal areas including known wildlife habitats.
- Desire for more green zones, parks, wildlife corridors, and reserves.
- Preference for natural bush and walking tracks.
- Emphasis on the preservation of wetlands, dams, and topsoil.
- Coastal tree planting and dune protection. Advocacy for endemic plant species and rainforest preservation.
- Loam paths for walking barefoot.
- Desire for more tree-lined streets.
- Request for restrictions on dune access to limit damage.
- Connecting green spaces and maintaining wildlife corridors.
- Desire for parks with adventure playgrounds.

Specific Parks, Beach Access, and Facilities:

- Positive feedback on various parks and facilities (e.g., 1770 Boardworks, Workmans Track, Tom Jefferies Park, etc.).
- Need for more parks/open space with trees.
- Concerns about limited beach access and parking. Importance of maintaining access to beaches.
- Calls for more carparks with green spaces and trees.
- Opposition to large carparks and preference for natural integration.
- Specific suggestions for improving parking areas, avoiding excessive lighting.
- Requests for more shaded seating, picnic areas, and outdoor eating spaces.
- Desire for reopening Workmans Campground with council oversight.

Wildlife Corridors and Old Growth Preservation:

- Emphasis on wildlife corridors and retaining old growth in new developments.
- Concerns about the reliance on private property for wildlife corridors.
- Advocacy for native street trees to provide shade and lower temperature.

Community Connectivity and Linkages:

- Desire for bike tracks and walkways through green corridors linking the whole town.
- Advocacy for National Parks and green corridors linking 1770 and Agnes Water communities.
- Contributions of open space in all developments with walkways linking to beach and other areas.

Specific Concerns and Preferences:

- Modification of main beach access for improved functionality.
- Specific concerns about palm trees and lighting in certain areas.
- Opposition to large-scale developments and industrial-looking shopping areas.
- Specific suggestions for parking solutions and overflow areas.
- Preference for natural and low-key beautiful boardwalks.
- Desire for more car parking with beach access, avoiding congestion.

Water and Spring Concerns:

- Opposition to tapping the spring affecting the paperbark forest and walk as tourist destinations.
- Concerns about tapping underground water affecting the environment.

These groups represent the various environmental, recreational, and community connectivity preferences expressed by the respondents in the survey.

Aesthetics

Based on the provided survey responses, the following distinct response groups can be identified:

Building Aesthetics and Style Preferences:

- Natural environment is excellent; buildings and infrastructure should complement the environment. Do not want to lose the environment
- Negative feedback on the aesthetics of large-scale developments, especially the IGA.
- Preference for Maleny/Eumundi style Queensland architecture.
- Desire for small footprint, low-profile buildings that connect visibly to nature.
- Avoidance of colorbond fences.
- Opposition to ugly areas adjacent to access roads. Use street trees/shrubs to screen commercial/industrial areas.
- Emphasis on a green outlook, not buildings, from the ocean to the mountains.
- Desire for tree-lined streets.

Lighting and Noise Pollution Concerns:

- Minimisation of light pollution for turtle nesting, birds, and bats. Want Dark Sky principles.
- Strong stance against light pollution, Restrictions on light signage especially after 8:00 or 10:00 pm at latest.
- Preference for less intrusive street lighting, bollards instead of poles, and orange light instead of blue/white. Opposition to large fluorescent flashing lights.
- Concerns about noise pollution from live music.

Community and Environmental Preservation:

- Came for the environment, wildlife, community, and village feel; the desire to maintain that atmosphere.
- Advocacy for a small footprint and light on the ground buildings.
- Emphasis on maintaining a connection to nature.
- Support for green corridors linking the whole town.
- Protection of sandhills/dunes is vital.
- Opposition to industrial-looking shopping areas.

Tourism and Environmental Impact:

- Opposition to cruise-liners and supertrawlers.
- No desire for more fishing.
- Avoidance of big tourist buses.
- Strong preference against the use of plastic and poisonous materials in shoreline infrastructure, aiming to prevent ocean pollution.

These groups represent the various concerns and preferences expressed by the respondents regarding building aesthetics, lighting, noise pollution, community preservation, and environmental impact in the surveyed area.

Character and Identity

Based on the provided survey responses, the following distinct response groups can be identified:

Community Orientation and Natural Beauty:

- See Agnes Water as a friendly, community-oriented place.
- View it as a natural coastal rural village.
- Desire a coastal holiday/relaxed community with local-based development around nature, recreation, and wellness.
- A place for people to escape commercial suburbanism and appreciate the beauty of the natural world.
- A strong community with a focus on creativity, health consciousness, education, sustainability, coastal living, and natural beauty.
- Want to be known as a diverse community embracing ecotourism, indigenous walks, surfing, SUPing, whale watching, environment, sustainability, wellness, arts, music, friendliness, and health.

Coastal and Nature-Focused Identity:

- Want to be seen as a coastal, peaceful, and affordable village in tune with nature.
- Aspire to create a Blue Zone with elements contributing to health and longevity.
- Envision Agnes Water as a healthy place to live with a strong community feel.
- Emphasise the importance of a community that blends in with the environment, not overtaking or overrunning it.
- Express potential interest in UNESCO Biosphere Status in the future.
- Highlight the town's role as a tourist destination, the last surf beach, and a stepping stone to the reef.
- Encourage walking, even barefoot, to amenities.

Character Residential and Urban Coastal/Bush Themes:

- Mention the desire for character residential and urban coastal/bush themes in development.

These groups represent the various aspirations, values, and identities that respondents envision for Agnes Water, emphasising community, natural beauty, coastal living, wellness, sustainability, and connection to the environment.

6: Online Survey Results - In Detail

Based on feedback gathered through the online survey, the following distinct response groups can be identified for each of the seven Key Focus Areas.

Zoning

Community Development and Appearance:

- Concerns about too many Airbnb properties impacting housing availability and local business employment.
- Acknowledgment of the population growing faster than infrastructure, posing challenges for roads.

Local Governance and Tourism Impact:

- Calls for a pause on new land rezoning to prevent a potential boom-bust cycle.
- Suggestions to consider multiple residences on properties for families, light industry, and low-key commercial operations.
- Recognition of Deepwater as rural private properties with limited commercial activity.

Community Engagement and Services:

- Concerns about previous significant growth without a proportional economic injection.

Zoning and Planning Issues:

- Proposals to rezone specific precincts and maintain larger block sizes with more green space.
- Caution against coastal development due to climate change and environmental concerns.
- Desire for zoning similar to Agnes, with rural areas closer to town and park spaces for fire protection.

Infrastructure and Maintenance:

- Recommendations for limiting future population growth and thoughtful planning of retail areas and parking requirements.
- Consideration of appropriate mid/high-density housing and preserving large acre properties.
- Advocacy for maintaining rural zoning, limiting high-density developments, and considering lifestyle impacts of population growth.

Quality Development and Governance Interaction:

- Calls for maintaining a predominantly low-density housing model with a central business district.
- Concerns about limited opportunities for industrial activities in the rural zone, particularly affecting connectivity for youth employment.

Preservation and Restriction:

- Advocacy for careful consideration and restrictions in future development, keeping it low-rise and green.
- Recognition of environmental protection as a priority, with a call to stop small subdivisions and ensure larger block sizes.
- Concerns about the impact of increased population on roads and public health, advocating for measures to control subdivisions and maintain environmental protection.

Essential Services

Healthcare Services:

- Requests for a 24-hour medical center, small local hospital, and allied health facilities.
- Concerns about sewerage and water limitations, advocating for a better water source and resolving sewerage issues.
- Calls for improved health services, including a health hub, gym facilities, and a 10-20 bed hospital.

Infrastructure and Connectivity:

- Concerns about the capacity of the desalination plant, suggesting solutions like moving desalination water to a dam/storage.
- Calls for better alternative road links between Agnes Water and Baffle Creek for accessibility and emergency services.
- Requests for an additional ambulance station and upgrades to water and sewerage infrastructure.

Technology and Communication:

- Critiques of average or poor telecommunications services, advocating for improvements such as fiber optic NBN.
- Calls for reliable and improved internet services, including better phone, internet, and television coverage.

Urban Planning and Development:

- Opposition to urban sprawl and a call to stop unnecessary developments.
- Contentment with the current lack of water and sewerage services, emphasising the appeal of a quiet life without extensive services.

Environmental Concerns:

- Proposals for a water reservoir and the consideration of cleaner water options.
- A call for careful planning regarding population growth, considering factors like the lack of access roads and emergency services.
- Advocacy for footpaths and safety measures, particularly for school kids traveling on bikes.

Infrastructure Accessibility:

- Requests for portable water refill stations for tourists and improved road connections between Deepwater and Agnes Water.
- Advocacy for better public health facilities, especially for an aging population.
- Suggestions for improving water and sewerage infrastructure with the increasing population.

Infrastructure

Housing and Population Management:

- Concerns about campgrounds and illegal hipcamps affecting legitimate caravan parks and campgrounds.
- Advocacy for more housing options for low-income earners who work locally.
- Opposition to additional housing and densely populated zones, with the belief that current approvals are sufficient.

Infrastructure and Road Improvement:

- Requests for more cycle ways and footpaths to improve connectivity and reduce reliance on cars.
- Calls for bitumen roads to replace dirt roads, citing concerns about dust as a potential health hazard.
- General consensus on the need for road sealing, with concerns about current road conditions and their impact on suspension.

Community Safety and Emergency Preparedness:

- Concerns about the single road in and out of Agnes Water and the potential risk during emergencies like fires.
- Advocacy for improved roads in Deepwater, Rules Beach, and Baffle Creek to enhance tourism potential and business opportunities.

Entertainment and Facilities:

- Requests for an entertainment precinct, small triage center, aged care facility, swimming pool, upscale airport, and helicopter facility.

Infrastructure Development for Youth:

- Calls for more infrastructure for youth in Baffle to encourage families to settle and grow.

Environmental Considerations:

- Advocacy for larger housing blocks, solar panels, and water tanks as part of housing requirements.
- Opposition to commercial and industrial buildings, expressing concerns about strain on the area, along with tourism.

Land Usage and Subdivision:

- Proposals for allowing more than one house on each acreage to address housing issues.
- Requests for more land to be sold and a reduction in subdivision size to maintain larger blocks.

Population Control:

- Support for a population cap due to perceived strain from commercial, industrial buildings, and tourism.

Industry

Supportive of Development and Diverse Businesses:

- Advocacy for a gym with a pool and swim school.
- Encouragement for new motivated business owners without roadblocks.
- Support for community gardens.
- Emphasis on businesses catering to residents' needs.

Prefer Limited or No Industrial Development:

- Opposition to more industry to maintain the area's appeal.
- Call for limited, small-scale industry, with a focus on well-being and market gardening.
- Desire for more shops, community halls, and incentives but with a preference for limited industrial development.
- Request to keep fast food out and develop existing businesses for better functionality.

Tourism and Community-Focused Industries:

- Support for tourism, community services, and some retail.
- Acknowledgment of tourism driving the area and the need for clean industry.
- Focus on high-quality tourism and hospitality, with a desire for more tourism/multi-use areas.
- Suggestion to develop a retail, tourism, building, repair, and technology hub.

Emphasis on Sustainable and Environmental Industries:

- Support for small-scale organic farming and environmental education.
- Interest in sustainable industries related to grassroots living and eco-tourism.
- Advocacy for outdoor lifestyle and educational businesses like a small free public zoo.

Prefer Home-Based and Cottage Industries:

- Support for home-based cottage industries with reliable internet for remote work.
- Emphasis on fostering small-scale, art-associated, and eco-friendly businesses.

Specific Industry Preferences:

- Interest in marine and cottage industries.
- Desire for no extraction industries.
- Support for food and beverage, industrial (steel fabrication and engineering), and tourism-related businesses.

Others:

- Concerns about unregulated camp stays and their impact.
- General call for employment opportunities and community well-being.
- A plea for the area to remain rural residential and against any form of industry.

Open Spaces

Preserving Natural Environment and Opposing Development:

- Opposition to high-rise buildings or structures along pristine beaches.
- Call to halt further land clearing and maintain the existing environment.
- Desire to develop Deepwater with consideration for the environment and wildlife corridors.

Enhancing Existing Green Spaces and Amenities:

- Satisfaction with current levels of open formal spaces.
- Requests for more areas with playground equipment and BBQ facilities.
- Suggestions to improve barren green spaces by planting and create pathways for cycling and walking.
- Proposal to convert the quarry in Matchbox Road into a parkland.
- Recommendation to reclaim the area in front of Beach Houses estate for public use, with a boardwalk and amenities.

Fire and Flood Refuge, Access Points, and Nature Reserves:

- Proposal for more open public spaces serving as fire and flood refuges and access points.
- Desire for green corridors between developments.
- Call to include parks and open green spaces in all subdivisions.
- Emphasis on maintaining wildlife habitats as natural areas.

Community Gathering Spaces and Recreational Facilities:

- Requests for more parks, green spaces, nature reserves, and walking trails.
- Desire for public ovals for local sports.
- Need for better parks and playgrounds, especially for youth.
- Recommendation for better access/toilet facilities at national parks.

Tourism Impact and Access to Nature:

- Concern about tourism impacting access to nature.
- Desire for aesthetically pleasing beachside walking paths and foot wash taps at alternative beach accesses.
- Acknowledgment of the importance of open spaces but cautious about potential tourism-related rules and regulations.

Accessibility and Inclusivity:

- Priority for wheelchair-accessible open spaces.
- Request for parks and playgrounds with better equipment.

Fire Management and Land Use Planning:

- Support for selective clearing for fire management.
- Recognition of the need for land expansion for parking, etc.

General Satisfaction and Maintenance:

- Satisfaction with the current open spaces and a desire to keep them undeveloped.
- Recognition of the importance of open spaces as a priority.
- Call for the maintenance and improvement of existing parks and amenities.

Environmental Conservation:

- Protection of 1770 and coastal areas.
- Emphasis on keeping areas housing wildlife natural.

Aesthetics

Preserving Natural Environment and Small-Town Charm:

- Emphasis on keeping the natural laid-back vibe and avoiding overpopulation.
- Opposition to sub-dividing 40-acre properties and advocating for sustainability in businesses.
- Desire to maintain a casual, easy-going atmosphere without big high-rises.
- Appreciation for timber and nature, with a preference for minimal concrete development.

Town Planning and Design Harmony:

- Call to keep rezoning within town boundaries and avoid urban sprawl.
- Critique of developments like Stockwell for not fitting into the community's feel.
- Advocacy for maintaining rural characteristics in areas like Deepwater.
- Recommendation for green spaces in new residential approvals and a focus on beachside parks.

Sustainable and Environmentally Friendly Design:

- Strong preference for sustainable development and individuality in design.
- Request for more shade trees in parks and along footpaths.
- Advocacy for plant and street tree guidelines, using local native plants for a distinctive Agnes look.

Aesthetics and Upkeep:

- Call for more effort in roadside planting, upkeep of gardens, and overall aesthetics.
- Criticism of the current state, calling the place ugly compared to other beach towns.
- Encouragement for community facilities, bike tracks, and disability access with unique designs.

Old School and Charming Aesthetics:

- Desire for an old-school seaside fishing village look and feel.
- Preference for an open plan, low-rise, and green environment.
- Recommendation to keep it charming and maintain height restrictions near beaches/headlands.

Rural Residential Feel:

- Preference for rural residential aesthetics, including roads lined with trees.
- Opposition to large-scale development that flattens landscapes.

- Recognition that being rural doesn't require extensive streetscapes.

Community Input and Adaptation:

- Acknowledgment of the need for adaptation but within reason.
- Awareness of new residents wanting change but emphasising small-town greenery.

Infrastructure Improvement:

- Specific suggestions, such as adding garbage bins at the jetty for recreational craft use.
- Call for better upkeep of roadsides and overall improvement in aesthetics.
- Desire for larger foreshore areas and better small parks.

Height Restrictions and Landscape Preservation:

- Call to keep height restrictions, especially near beaches and headlands.
- Preference for green spaces, including trees and wildlife, preserving the small-town feel.

Character and Identity

Nature Preservation and Controlled Growth:

- Advocate for the preservation of large rural properties, emphasising the need to avoid subdividing 40-acre lots in Round Hill.
- Maintain the spacious and natural feel, focusing on controlled growth to prevent overcrowding.

Natural Coastal Living:

- Highlight the desire for a natural, dark environment at night and a green landscape during the day.
- Promote an easy-going and casual lifestyle, fostering a relaxed, natural atmosphere with a strong emphasis on local support.

Coastal Village Identity:

- Express a vision for Agnes Water to retain its human scale, featuring smaller boutique shops and avoiding large shopping centers.
- Call for the protection of the natural environment along the main road, ensuring a welcoming and relaxed atmosphere for residents and visitors alike.

Rural Community Values:

- Emphasise the importance of maintaining a rural, relaxed atmosphere with open spaces and privacy.
- Encourage large block sizes to preserve the current identity and character of the community.

Connected and Eco-Friendly Community:

- Describe the community as close-knit, surrounded by nature, and promoting deep connections.
- Express the need for improved roads and services within reasonable distances, all while maintaining an eco-friendly and sustainable approach.

Improving Infrastructure and Connectivity:

- Highlight concerns about overgrown areas and road conditions in Deepwater, emphasising the need for clearing overgrowth and maintaining roads.
- Advocate for improved connectivity (roads) between Deepwater, Baffle Creek, and Agnes Water, in alignment with the local planning scheme.

Preservation of Quiet Seaside Resort:

- Express the desire to maintain a quiet seaside resort, avoiding excessive tourism and growth.

- Emphasise the negative impacts of increased population on the area and stress the importance of preserving its small-town vibe.

Rural Charm and Wildlife Preservation:

- Advocate for maintaining the rural charm, offering large blocks for gardens and preserving wildlife spaces.
- Call for green areas around shopping centers without compromising the small-town feel.

Artistic and Colourful Community:

- Envision a small town with a colourful and artistic vibe, highlighting the uniqueness of the community.
- Stress the importance of retaining the current look and feel while avoiding large developments on the beachfront or throughout the town.

7: Appendices

Copy of Workpapers

- A. Baffle Creek
- B. Captain Creek
- C. Seventeen Seventy
- D. Agnes Water

Survey

- E. Survey Questionnaire
- F. Survey Responses

References

What makes a perfect Town

<https://www.youtube.com/watch?v=558dUxHI4Y0&feature=youtu.be>

What makes a good council?

<https://www.governmentnews.com.au/makes-good-council/>

8: What makes a good council?

Local government is responsible for a range of vital services for people and businesses in defined areas. Among them are well known functions such as **social care, schools, housing and planning and waste collection**, but also lesser-known ones such as licensing, business support, registrar services, infrastructure development & maintenance and pest control.

Some of the most important work of government happens at the local level.

Exceptional councils are characterised by several key attributes that contribute to its effectiveness in serving the community. In summary they include **operate openly, ethically, work to engage the community in a myriad of decisions impacting the prosperity and well-being of their community**, take initiatives that are for the long-term benefit of their stakeholders and create innovative world class pragmatic solutions.

Here are some factors that make a local council successful:

1. **Transparency and Accountability:**
 - Open communication with residents.
 - Clearly defined decision-making processes.
 - Accountability for actions and expenditures.
2. **Community Engagement:**
 - Actively seeks input from residents.
 - Involves the community in decision-making processes.
 - Regularly holds public meetings to discuss key issues.
3. **Effective Leadership:**
 - Strong and capable leadership.
 - Visionary leaders with a focus on long-term community development.
 - Ability to inspire and motivate council members and staff.
4. **Financial Responsibility:**
 - Transparent budgeting processes.
 - Efficient use of resources.
 - Responsible fiscal management.
5. **Infrastructure and Service Delivery:**
 - Well-maintained infrastructure.
 - Efficient and responsive delivery of essential services (e.g., waste management, public safety, education).
6. **Adaptability and Innovation:**
 - Willingness to adapt to changing community needs.
 - Embraces innovation to improve services and processes.
7. **Inclusivity and Diversity:**
 - Represents and serves the entire community.
 - Values and promotes diversity and inclusion in decision-making.
8. **Environmental Sustainability:**
 - Implements policies that promote environmental sustainability.

- Considers the long-term impact of decisions on the environment.
- 9. Collaboration:**
- Works collaboratively with other local governments, organisations, and stakeholders.
 - Builds partnerships to address common challenges.
- 10. Responsive to Local Issues:**
- Identifies and addresses pressing local issues.
 - Develops and implements policies that are responsive to the community's needs.
- 11. Ethical Conduct:**
- Maintains high ethical standards in decision-making.
 - Avoids conflicts of interest and acts in the best interest of the community.
- 12. Accessibility:**
- Accessible to residents for feedback and inquiries.
 - Provides clear information about council activities and decisions.
- 13. Professional Development:**
- Ongoing training and professional development for council members and staff.
 - Stays informed about best practices in local governance.
- 14. Long-Term Planning:**
- Develops and implements comprehensive, long-term plans for community development.
 - Considers the impact of decisions on future generations.
- 15. Conflict Resolution:**
- Implements effective mechanisms for resolving conflicts within the community.
 - Promotes a culture of collaboration and compromise.

By embodying these characteristics, a local council can contribute significantly to the well-being and development of its community. Each community is unique, so councils should tailor their approach to fit the specific needs and context of their residents, for instance, establishment of local area plans.

All elements create good business in any sector. Councils across Australasia are adopting this credo, putting themselves in charge of shaping the future of local government, individually and as an entire sector.