

3.3.8. Urban infill places

3.3.8.1. Specific outcomes

- (1) Urban infill places develop within and adjacent to the major centre zone at Yeppoon and the local centre zone at Emu Park.
- (2) Urban infill places are characterised by a mixture of accommodation activities which provide for short-term and long-term residents and which have ready access to a range of centre activities and other local services and facilities.
- (3) Urban infill places are characterised by higher site coverage, taller buildings, and greater dwelling densities compared to that which predominantly occurs in other urban place types.
- (4) In the medium density residential zone, the development of accommodation activities are consistent with planned 'net densities', which reflect the overall character expressed for zones and the ability of land and infrastructure to support development, that being fifty (50) dwellings per hectare or more.
- (5) Streets are characterised by street trees which provide shade and character, hard footpaths for walking trips, and through pavements shared by cars and bikes.
- (6) Urban infill places provide for land uses and an urban form which are consistent with the zone code outcomes for the applicable zone allocation.
- (7) In urban infill places, the development of non-residential activities in residential category zones only occurs in identified commercial transition precincts, where uses are limited to small-scale offices, health care services and limited community activities, either through the conversion of existing dwelling houses or if on the ground level of new buildings.

3.3.8.2. Land use strategies:

- (1) Urban infill places provide opportunities for development to contribute to the provision of accommodation at higher densities and a mixture of smaller accommodation options by being allocated to the medium density residential zone.
- (2) Urban infill development will continue within and beyond the planning period.
- (3) Council will investigate the development of infrastructure incentive programs to co-ordinate replacement of ageing infrastructure in urban infill places. Development in proximity to Investigation Area Ten shown on strategic framework map (SFM-02) in the locality of Yeppoon will be investigated for such an incentives program. These areas are characterised by dated reticulated infrastructure that traverses lots at locations which reduce development potential.