

### 3.3.7. Urban places

#### 3.3.7.1. Urban places and new urban places

##### 3.3.7.1.1. Specific outcomes

- (1) The planning scheme area contains a sufficient supply of identified urban land to accommodate the forecast population growth and to provide opportunities to contribute to employment growth.
- (2) Urban activities locate within the identified urban and new urban places so as to avoid encroachment on future urban places, nature places, rural places or other valuable resources or features.
- (3) The towns of Emu Park and Yeppoon and coastal urban settlements continue to grow in an orderly and planned manner, within the identified areas where they can be efficiently serviced with infrastructure and facilities.
- (4) Development is contained within:
  - (a) Urban places prior to 2026;
  - (b) New urban places from 2026 – 2031;
 unless it is demonstrated that there is an overriding community need as a result of unforeseen rapid population growth, land ownership constraints, market forces, site characteristics or other factors, and the development can be efficiently serviced with infrastructure and facilities in the timeframe proposed.
- (5) Land in new urban places is retained in large lot sizes until such time as a need for development is demonstrated.
- (6) Urban places and new urban places provide opportunities for the development of a mixture of residential land uses, with the urban form reflecting the land use, the nature and character of an area and the zone.
- (7) The highest density accommodation activities are located within the:
  - (a) medium density residential zone; or
  - (b) major tourism zone; or
  - (c) major centre zone.
- (8) 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 the following:
  - (a) if in the low density residential zone, a 'net density' up to fifteen (15) dwellings per hectare; or
  - (b) if in the low-medium density residential zone, a 'net density' between fifteen (15) to thirty (30) dwellings per hectare for detached dwellings, with potential for up to fifty (50) dwellings per hectare at locations determined to be suitable for multiple dwellings; or
  - (c) if in the medium density residential zone, a 'net density' of fifty (50) dwellings per hectare or more; or
  - (d) if in the emerging communities zone, in accordance with an approved structure plan, which specifies the planned 'net density' for specific areas based upon the densities specified for the low density zone, low-medium density zone, or medium density zone in points (a), (b) and (c) above.
- (9) The accommodation activities located in urban places and new urban places are serviced by small scale low-impact non-residential uses and by appropriately located centres which are designed in accordance with a centres hierarchy for the planning scheme area.
- (10) The identified urban places and new urban places are characterised by high levels of connectivity between accommodation activities and nodes of activity such as centres, parks, sports and recreation facilities, community uses and public transport facilities.

- (11) Urban places and new urban places have streets with footpaths for pedestrians and trees for shade and amenity.
- (12) Home based businesses establish only where adverse amenity impacts on any adjoining sensitive land uses can be avoided or mitigated.
- (13) New reconfiguring a lot development ensures:
  - (a) the efficient extension of existing urban infrastructure networks including roads, sewerage, water supply, drainage, open space, pedestrian and bicycle routes, telecommunications and electricity services;
  - (b) adequate and well located provision of land for community facilities, including education, health, welfare and recreation;
  - (c) the protection of areas with scenic amenity values and matters of environmental significance;
  - (d) industrial places, specific use places containing major infrastructure facilities, and major infrastructure networks and movement networks are protected from incompatible land uses;
  - (e) mitigation or avoidance of impacts from natural hazards; and
  - (f) development of a variety of lot sizes to accommodate a range of different accommodation options, and to cater for other approved non-residential uses.
- (14) In urban and new urban places, all greenfield land within the emerging community zone provides a structure plan to ensure the following is achieved:
  - (a) the efficient extension of existing urban infrastructure networks including roads, sewerage, water supply, stormwater drainage, open space, pedestrian and bicycle routes, telecommunications and electricity services;
  - (b) adequate and well located provision of land for community facilities, including education, health, welfare and recreation;
  - (c) the protection of areas with scenic amenity values and matters of environmental significance;
  - (d) industrial places, specific use places containing major infrastructure facilities, and major infrastructure networks and movement networks, are protected from incompatible land uses;
  - (e) mitigation or avoidance of impacts from natural hazards;
  - (f) development of a variety of lot sizes to accommodate a range of different accommodation options, and to cater for other approved non-residential uses.
- (15) Development of short-term accommodation in urban places only occurs where:
  - (a) the site is in proximity to centres;
  - (b) the site has a nexus with cultural, historical or natural environment features;
  - (c) the development can be provided with appropriate infrastructure;
  - (d) vehicle parking spaces and activities associated with the use can be contained entirely within the boundary of the site; and
  - (e) development is designed to appropriately integrate with the surrounding area and minimises adverse impacts on the character and amenity of the setting.
- (16) Rosslyn Bay Harbour's role as a tourism attraction and a place where high levels of activity are present is supported with higher density accommodation activities for both short-term and long-term residents, as well as marine industry, marine related recreation, and other business activities. Development ensures the scenic amenity values associated with the prominent headland backdrop are protected.

### 3.3.7.1.2. Land use strategies

- (1) Established neighbourhoods within the urban place type are included in the low density residential zone and low medium density residential zone.

- (2) Urban places and new urban places covering greenfield land that require comprehensive planning, infrastructure, environmental and design assessment of future urban development are included in the emerging community zone.
- (3) The reconfiguring a lot code ensures that new large development is appropriately designed. Structure plans will be required for land in the emerging community zone to demonstrate compliance with the planning scheme.

### **3.3.7.2. Future urban places**

#### **3.3.7.2.1. Specific outcomes**

- (1) The 'future urban places' identified on strategic framework maps provide opportunities for the development of accommodation activities and supporting land use beyond the year 2031.
- (2) The 'future urban places' identified on strategic framework maps are protected from development which results in the fragmentation of land or the establishment of land uses which could potentially limit or compromise urban development in the long term.
- (3) Rural activities only develop in future urban places where they have low-impacts and they do not limit or compromise the potential to develop the land for urban activities in the long term.
- (4) Future urban places are only considered for the development of urban land uses before the year 2031 if:
  - (a) there is an overriding community need as a result of unforeseen rapid population growth, land ownership constraints, market forces, site characteristics or other factors, and the development can be efficiently serviced with infrastructure and facilities in the timeframe proposed;
  - (b) a structure plan ensures the following is achieved:
    - (i) the efficient extension of existing urban infrastructure networks including roads, sewerage, water supply, stormwater drainage, open space, pedestrian and bicycle routes, telecommunications and electricity services;
    - (ii) adequate and well located provision of land for community facilities, including education, health, welfare and recreation;
    - (iii) the protection of areas with scenic amenity values and matters of environmental significance;
    - (iv) industrial places, specific use places containing major infrastructure facilities, and major infrastructure networks and movement networks are protected from incompatible land uses;
    - (v) mitigation or avoidance of impacts from natural hazards;
    - (vi) development of a variety of lot sizes to accommodate a range of different accommodation options, and to cater for other approved non-residential uses;
  - (c) development pays for all infrastructure costs which are not planned for in Council's infrastructure planning; and
  - (d) there is no risk that infrastructure items will be deemed to be trunk infrastructure for purposes of infrastructure contributions.

#### **3.3.7.2.2. Land use strategies**

- (1) Sufficient land is identified for future urban development to accommodate the projected population beyond 2031.
- (2) Future urban places will require detailed investigations and planning for future land use allocation and infrastructure development through the preparation of structure plans.