

3.3.11. Specific use places

3.3.11.1. Specific outcomes

- (1) Significant specific use places are identified on strategic framework maps SFM-01 to SFM-04 in order to show the location of major land uses and infrastructure which:
 - (a) significantly contribute to the planning scheme area from a social or economic perspective; and
 - (b) do not easily integrate into other surrounding place type designations due to scale and intensity of uses, built form, or other unique development characteristics.
- (2) Identified specific use places provide for development which can generate significant employment opportunities, strengthen the local economy, provide important social infrastructure and services, or provide major public utility infrastructure and services.
- (3) Urban places in proximity to Yeppoon are the preferred places to cater for growth in community activities associated with large scale and higher order health and education facilities which cater for a sub-regional catchment area.
- (4) Development at identified tourism and ecotourism specific use places or at major social infrastructure specific use places such as the Rosslyn Bay Harbour occurs in a manner which:
 - (a) can appropriately integrate with surrounding land uses;
 - (b) minimises impacts on scenic landscape features and matters of environmental significance;
 - (c) be accessible to community residents and visitors;
 - (d) ensures efficient and cost effective provision of infrastructure;
 - (e) can be connected by public transport to other centres of activity; and
 - (f) does not compromise the role of higher order centres in the planning scheme centres hierarchy.
- (5) Smaller scale specific use places which provide facilities, infrastructure and services for the community (which are not shown on the strategic framework maps) locate within appropriately zoned sites.
- (6) Development at all specific use places occurs in a manner which:
 - (a) minimises land use conflicts;
 - (b) avoids causing significant adverse impacts on matters of environmental significance; and avoids impacts from natural hazards or where adverse impacts are unavoidable, impacts are minimised and mitigated.
- (7) Specific use places are protected from the establishment of new land uses which are likely to impede the full utilisation of these places for their primary purpose which is to provide for land uses having special needs.
- (8) The built form and site layout of development within specific use places allows for the safe and functional operation of development, while minimising potential amenity impacts associated with the following:
 - (a) any adjoining residential zones; or
 - (b) any scenic landscape features.

3.3.11.2. Land use strategies

- (1) Identified specific use places have appropriate zone allocations to provide for their development in a suitable manner.
- (2) Any proposals at specific use places which may involve a high concentration of centre activities or entertainment activities (such as development at the Capricorn International Resort, Great Keppel Island, or Rosslyn Bay Harbour) may be required to provide an economic impact

assessment on the short and long term economic impacts of the development on other existing or planned centres.

- (3) The development of a district sport and recreation place in the locality of Barmaryee in the vicinity of Investigation Area Eight will continue to be realised. This facility will accommodate multiple outdoor sport and recreation uses. This facility is sited on a substantial parcel of land which presents other opportunities for new recreation activities and other compatible uses considered by Council to provide a benefit to the community.
- (4) Investigation Area Nine represents the location of large landholdings that are publicly owned which may present opportunities for future civic, recreational or community facilities.
- (5) The potential for a future secondary school on the Capricorn Coast in the locality of Emu Park may be realised within the life of the planning scheme (2016 - 2026) or beyond. Council supports the location of a secondary school, in proximity of the existing primary school.