

### 3.3.9. Centres

#### 3.3.9.1. Specific outcomes

- (1) The settlement pattern is supported by a hierarchy of centres for the planning scheme area which:
  - (a) provides for a mixture of centre activities, community activities, and entertainment activities which supply goods and services to the residents of the planning scheme area and to tourists;
  - (b) provides for a greater concentration, scale and mixture of centre activities, community activities, and entertainment activities in the higher order major centres and district centres, compared to that provided for at local centres and neighbourhood centres;
  - (c) provides opportunities for the development of accommodation activities where compatible with surrounding land use;
  - (d) encourages the creation of lively, pedestrian-friendly environments which provide safe, comfortable and universally accessible links between important public spaces and activities; and
  - (e) develops in well-defined and accessible locations.
- (2) Public transport facilities develop within centres at appropriate scales to enhance connectivity between the hierarchy of centres and the residential communities which they service.
- (3) Centres only develop at locations and in a timeframe which ensure there is a sufficient population catchment area to support a viable centre, without significantly adversely affecting the viability of established centres.
- (4) The major centre located in the locality of Yeppoon has a role as the highest order of all centres in the hierarchy of centres in the planning scheme area, providing for the highest concentration and mixture of land uses.
- (5) The types of centre activities, community activities and entertainment activities located in the major centre of Yeppoon have a built form and design which is appropriate for the character of the centre and the location.
- (6) The major centre of Yeppoon is characterised by a traditional 'main street' feel and the design of development maintains this by contributing to the following:
  - (a) buildings having active uses in lower levels which face streets and other public places;
  - (b) buildings having accommodation activities locate the accommodation predominantly above ground level and the accommodation is able to provide surveillance to public places;
  - (c) high quality streetscapes with landscaping suited to a coastal location;
  - (d) utilisation of laneways; and
  - (e) pedestrian friendly footpaths covered by awnings.
- (7) In the major centre of Yeppoon, new development on the former railway site located on the northern side of James Street only occurs in accordance with the following:
  - (a) development on this site contributes to the strengthening of the 'main street' character of the centre, by orientating uses to existing streets or any new streets, laneways or internal pedestrian footpaths;
  - (b) internally focussed 'big-box' development does not occur; and
  - (c) development on this site is appropriately integrated with historic buildings and structures.
- (8) Large scale administrative and professional offices, including regional offices of government and private sector entities locate in the Yeppoon major centre but do not locate in the district centre, local centres or neighbourhood centres of the planning scheme area.
- (9) Large format shops, showrooms and warehouses are not located in the Yeppoon major centre.

- (10) The Yeppoon major centre accommodates most major growth in centre activities, community activities and entertainment activities in the planning scheme area and continues to provide a subsidiary and supporting role to the principal centre in Rockhampton, which is to continue as the place for the highest concentration of centre activities, community activities and entertainment activities servicing the wider Central Queensland region.
- (11) A district centre is to be established at a location in Emu Park in the vicinity of Investigation Area Three shown on the strategic framework map (SFM-03). It will have a role as the second highest order centre in the hierarchy of centres, providing for a high concentration and mixture of land uses to service the southern settlements of the planning scheme area.
- (12) The Emu Park district centre only establishes once the population of the catchment area is sufficient to support a centre of this scale without compromising the viability of the historic local centre of Emu Park.
- (13) Local centres provide for a mix of land uses which service the convenience needs of smaller local trade catchment areas.
- (14) Neighbourhood centres have a lower order role in the hierarchy of centres, providing a low concentration and mixture of land uses which service the day to day convenience needs of residential areas only.
- (15) Neighbourhood centres will be established in the following localities once the population of the catchment area is sufficient to support a centre of this scale without compromising the viability of other centres:
  - (a) locality of Hidden Valley (Investigation Area Four);
  - (b) locality of Pacific Heights (Investigation Area Five);
  - (c) locality of Taroomball (Investigation Area Six);
  - (d) locality of Zilzie (Seaspray Estate – Investigation Area Twelve); and
  - (e) locality of Zilzie (Keppel Cove Estate or the Great Barrier Reef International Resort Estate – Investigation Area Thirteen).
- (16) Accommodation activities co-locate within a centre to contribute to the viability of the centre. These activities are only located above ground level and are designed to provide casual surveillance of public places to improve community safety.
- (17) All centres are designed and developed in a manner which contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by:
  - (a) activating and engaging with the street frontages and important public spaces;
  - (b) providing a pedestrian friendly environment;
  - (c) integrating architecture, seating, landscaping and other streetscape work;
  - (d) including shade protection for pedestrians;
  - (e) containing buildings which:
    - (i) have appropriate vertical and horizontal articulation;
    - (ii) have variations in textures, materials and colours; and
    - (iii) are designed in response to the climate of the location.

### 3.3.9.2. Land use strategies

- (1) Existing centres are included in the relevant centre zone.
- (2) Continued development of the Yeppoon major centre is encouraged via new development on a number of available vacant sites or via the re-use and redevelopment of existing buildings.
- (3) To help facilitate new development on the former railway site, the relocation of any existing historic buildings and structures within the site may be appropriate where it enhances opportunities to maximise the use of land for new development or where it can improve connectivity and the design of the local transport network.
- (4) Further expansion of the major centre zone is not contemplated; however, parts of the medium

density residential zone surrounding the Yeppoon major centre zone have been identified as commercial transition precincts where low-key office or community activities may be appropriate in existing dwelling houses.

- (5) A future district centre to service the southern end of the Capricorn Coast is identified in the vicinity of the Investigation Area Three shown on strategic framework map SFM-03 in the locality of Emu Park.
- (6) More detailed investigations and planning for the future district centre of Emu Park needs to appropriately address:
  - (a) impacts on the local transport network and any State-controlled roads;
  - (b) impacts from the height, bulk and scale, and appearance of the buildings and structures (such as lighting, signage) of the centre;
  - (c) integration of the centre into the surrounding neighbourhood; and
  - (d) minimisation of potential amenity impacts on any scenic landscape features or scenic transport routes at or adjoining the site.
- (7) Future neighbourhood centres are identified in the vicinity of the investigation areas shown on strategic framework maps SFM-02 and SFM-03 in the following localities:
  - (a) locality of Hidden Valley (Investigation Area Four);
  - (b) locality of Pacific Heights (Investigation Area Five);
  - (c) locality of Taroomball (Investigation Area Six);
  - (d) locality of Zilzie (Seaspray Estate – Investigation Area Twelve); and
  - (e) locality of Zilzie (Keppel Cove Estate or the Great Barrier Reef International Resort Estate – Investigation Area Thirteen).
- (8) More detailed investigations and planning for the identified future neighbourhood centres needs to address:
  - (a) impacts on the local road network and any State-controlled roads;
  - (b) impacts from the height, bulk and scale, and appearance of the buildings and structures (such as lighting, signage) of the centre;
  - (c) integration of the centre into the surrounding urban neighbourhood; and
  - (d) minimisation of potential amenity impacts on any scenic landscape features or scenic transport routes at or adjoining the site.