

### 3.5. Community identity and diversity theme

The strategic outcomes for the community identity and diversity theme are expressed in section 3.5.1. Specific outcomes for the community identity and diversity theme are further refined and expressed for each of the following elements:

- (1) Section 3.5.2 - Housing diversity;
- (2) Section 3.5.3 - Safe communities;
- (3) Section 3.5.4 - Heritage and character;
- (4) Section 3.5.5 - Recreation;
- (5) Section 3.5.6 – Community activities.

#### 3.5.1. Strategic outcomes

- (1) There is a sufficient number and variety of appropriately located residential lots and housing types to cater for the diverse and changing housing needs and preferences within the community.
- (2) Development contributes to the creation of a diverse range of safe, vibrant and functional places which meet community needs and which are characterised by good urban design.
- (3) Community health and well-being is supported by having equitable and convenient access to community facilities and infrastructure, places supplying goods and services, places providing for employment and places providing opportunities for informal or formal recreation.
- (4) Places having unique character values or cultural heritage significance values are identified and protected from inappropriate development.

#### 3.5.2. Housing diversity

##### 3.5.2.1. Specific outcomes

- (1) Development contributes to growth in the number and types of housing options available for the community to:
  - (a) cater for a growing population; and
  - (b) cater for different community lifestyle preferences and needs over their life-time.
- (2) Accommodation activities are appropriately located so as to have good access to:
  - (a) essential community activities;
  - (b) places providing goods and services and opportunities for employment; and
  - (c) places providing opportunities for informal and formal recreation.

##### 3.5.2.2. Land use strategies

- (1) Housing diversity is provided for with a range of minimum lot sizes and requirements to achieve minimum densities.
- (2) Small-lot housing options and a mixture of multiple dwellings, single detached dwelling houses, dual occupancies, retirement villages and aged care facilities are provided at locations in proximity to centres supplying goods and services, and in proximity to places having a concentration of community activities and places providing opportunities for recreation.

#### 3.5.3. Safe communities

##### 3.5.3.1. Specific outcomes

- (1) Development contributes to the creation of places which are safe by:
  - (a) concentrating a range of complementary land uses in centres or nodes so as to encourage activity at different times of the day and night;

- (b) creating opportunities for passive surveillance of public space to discourage antisocial behaviour;
- (c) providing clear boundaries between public and private areas;
- (d) limiting opportunities for vandalism and nuisance;
- (e) providing appropriate lighting of public space; and
- (f) providing safe pedestrian pathways and entry points to buildings.

### 3.5.4. Heritage and character

#### 3.5.4.1. Specific outcomes

- (1) The cultural heritage significance of world heritage properties, national heritage places, State and local heritage places is conserved in a practicable manner.
- (2) The character, amenity and sense of place of the diverse and unique settlements and nature places of the planning scheme area are maintained or enhanced.
- (3) Buildings, structures and landscape features having unique character values or having cultural heritage significance values are appropriately protected from development which would significantly impact on the values associated with these features.
- (4) Relics of past activities found during development of the site are respected and appropriately protected from development which would significantly impact on the values associated with these relics.

Editor's note: The *Queensland Heritage Act 1992* requires that a person who discovers an archaeological artefact or an underwater cultural heritage artefact must give the chief executive of the State department administering the Act a notice in accordance with specific requirements of the Act.

#### 3.5.4.2. Land use strategies

- (1) State and locally significant heritage features and places are identified and mapped as heritage places overlays.
- (2) Values associated with landscape features are identified and mapped as a component of the series of scenic amenity overlays.
- (3) Specific details associated with the locally identified and mapped heritage features and places (if known) are included in the local heritage register.
- (4) A statement of impact report prepared by a suitably qualified person may be required to demonstrate the suitability of the development where involving identified heritage places.
- (5) Consideration will be given to the adaptive re-use of buildings, structures and other places or features having unique character values or having cultural heritage significance where it is demonstrated that the development avoids or otherwise minimises adverse impacts on the values present, the development does not compromise the values present, and the development will promote the conservation of the heritage place.

### 3.5.5. Recreation

#### 3.5.5.1. Specific outcomes

- (1) Places providing for formal and informal sport or recreation are planned, developed and maintained to meet community needs.
- (2) Development contributes to the identification, provision or enhancement of places providing for recreation activities.
- (3) Identified open space or sport and recreation facilities are protected from encroachment by inappropriate development, which may limit their hours of operation or limit further development at these sites.
- (4) Public transport facilities develop at regionally and locally significant places of open space or sport and recreation facilities to enhance connectivity between these recreation areas, centres and the residential communities which they service.

- (5) The open space network is effectively linked by a safe pedestrian and cycle path network.

### **3.5.5.2. Land use strategies**

- (1) Development of urban, new urban, and future urban places will be integrated with open space networks, including regional parklands, reserves, riparian areas, trails, existing parkland networks and linear coastal foreshores.
- (2) Important community values associated with the scenic amenity of the natural environment and landscape features are to be considered where development is proposed.
- (3) Local parks development will be focussed on providing fewer, but larger local parks of approximately one hectare, which are well provided with active and passive recreation facilities, car parking and other facilities to create a significant community focus.
- (4) New parks are to be connected to existing open space networks.
- (5) Development contributes to the provision of an effective and safe pedestrian and cycle network from Yeppoon to Emu Park, connecting headlands and bays in between. It is acknowledged that the provision of this network may continue within and beyond the planning period (2036). The alignment and construction will reflect the setting to which the trail traverses. This will connect communities and encourage active living in the planning scheme area for locals and visitors alike.
- (6) Trunk infrastructure for public parks and land for community facilities is maintained and developed commensurate to its role and function within the planning scheme area.
- (7) Development associated with the Yeppoon foreshore tourism and recreation precinct centred on Anzac Parade are to provide public recreation pursuits in a setting that captures important community values, and which is expected in a tourist destination. Activities are to complement the Yeppoon Major Centre and accommodation activities in the vicinity.

### **3.5.6. Community activities**

#### **3.5.6.1. Specific outcomes**

- (1) Community activities are planned and delivered in co-ordination with service providers, including the State and Commonwealth governments, to support the needs and expectations of existing and new communities within urban and new urban places.
- (2) Community activities are well designed and located at places which best meet the needs of the community for the use having regard to:
  - (a) demand for the type of use proposed in terms of existing and predicted population profiles within the catchment area;
  - (b) the operation, function and location needs of the use;
  - (c) minimising impacts to surrounding land uses; and
  - (d) the desire to develop strong centres and community focussed multi-use nodes, rather than single purpose destinations.
- (3) Greenfield development contributes to the identification, provision or enhancement of places providing for community activities.