

3.2. Strategic intent

The Livingstone Shire Council planning scheme area is situated in the Central Queensland Region on the Tropic of Capricorn. It is bordered by the Isaac Regional Council planning scheme area to the north-west, the Rockhampton Regional Council planning scheme area to the west, and the Gladstone Regional Council planning scheme area to the south-east. To the east and north are marine areas containing numerous islands and coral reefs which form part of the southern reaches of the Great Barrier Reef Marine Park. In terms of settlements, the planning scheme area includes established and expanding urban places in numerous localities focussed around the centres of Emu Park and Yeppoon, as well as a number of rural residential settlements, and small townships which are focal points for the surrounding rural areas. The peri-urban location of the rural residential settlements of Rockyview, Glendale and Glenlee means that there is high interaction and connectivity between these settlements and the urban places of Rockhampton.

The planning scheme area is comprised of a diverse range of features in terms of landscape, natural environment, and settlement pattern. It consists of scenic, largely unspoilt coastline, wetlands, waterways, islands, national parks and expansive areas of productive rural land between the coastline and the Fitzroy River. The Fitzroy River is a major natural feature and resource which contributes to the livelihood of residents of rural places despite its regular significant flood events. The river is a foundation of further economic growth for rural activities in the planning scheme area. The attractive natural and artificial features contained within the planning scheme area greatly contribute to the lifestyle pursuits of residents and visitors. It is therefore important that these important features not only be protected, but are able to be accessed and enjoyed.

The population of the planning scheme area has grown steadily since 1995 at an average annual rate of 2.6%. The estimated resident population of the planning scheme area in 2015 was 37001, nearly half of whom were resident in Yeppoon. Queensland Government projections released in early 2014 indicated that the population could grow at a slightly slower rate of 2.5% to reach 62,200 in 2036, requiring an additional 14,500 dwellings at an average annual requirement of approximately 580 dwellings per year. On-going strength of existing businesses and traditional and emerging primary industries coupled with lifestyle and tourism development will underpin the forecast population growth rate of the planning scheme area.

To accommodate the forecast population growth, urban development will expand in proximity to established urban localities focussed around Yeppoon and Emu Park. According to the Queensland Government projections, by 2036 it is forecast that 19% of total dwellings will be attached dwellings and 81% will be conventional dwelling houses. In 2011 only 11% of dwellings were attached and 89% were conventional dwelling houses. The move to a higher proportion of attached dwelling stock reflects the changing age demographic and lifestyle preferences of the population within the planning scheme area. A more diverse range of housing choices will assist with the provision of more affordable housing. It is important that a high percentage of new compact dwelling types are located close to centres, public transport infrastructure and community facilities and services.

The City of Rockhampton, which is located approximately forty kilometres inland of the major centre of Yeppoon, is the nearest principal hub of economic activity and service provision in the Central Queensland region. It is anticipated that the City of Rockhampton will continue to be a major focal point for the provision of centre activities, services and employment utilised by the residents of the Livingstone Shire Council planning scheme area. Despite this situation, it is intended that economic development gains momentum in the Livingstone Shire Council planning scheme area, resulting in the projected employment growth. The sustainable use of natural features and resources in the planning scheme area will support this. The provision of public services will occur in a manner commensurate with the finances, needs and size of the community.

It is intended that there remains a strong network of centres which continues to develop based on a hierarchy to ensure that their role, function and scale are appropriate in the context of their catchment area and the surrounding setting. The major centre of Yeppoon will continue as the highest order centre in the hierarchy of centres, providing for the greatest concentration and mixture of business, community and entertainment activities. It is intended that a district centre develops at Emu Park to service the southern settlements of the planning scheme area in the future, 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. The network of centres is an important ingredient in providing opportunities for local employment, community facilities and enhancing the access of local residential communities to uses supplying essential goods and services.

Industrial development will play an increasingly important role in providing for the employment growth of the planning scheme area. It is intended that industrial development will locate in identified industrial places and will predominantly be for land uses considered to have low and medium impacts. Service industries are expected to develop in industrial places; however the low impact nature of such uses provides opportunities for integration into higher order centres. Rural uses, which are associated with agriculture and horticulture, are a major component of the local economy and it is intended that this will continue. The rural places of the planning scheme area are significant in terms of land area, providing opportunities to further the development of forestry and extractive resource industries at sites away from populated settlements.

New development or the revitalisation of existing significant tourist focussed development, including a mixture of small-scale and large-scale land uses located at Great Keppel Island, Rosslyn Bay Harbour and the Capricorn International Resort at Farnborough will underpin strong growth in tourism and ancillary service industries. New and existing tourist land uses and facilities focussed on the cultural or natural environmental features of the planning scheme area shall continue to play an important role in the economy and tourism industry. The establishment of new uses, potential development opportunities and continuation of cultural activities on indigenous lands within the planning scheme area, will be explored further beyond the commencement of this planning scheme. A 'country based planning exercise' (plan of country), for freehold lands on Great Keppel Island will be undertaken. This body of work will inform future amendments to this planning scheme prior to 2027, and the work will identify culturally based activities and other activities that may have development potential in the planning scheme area.

The Shoalwater Bay Military Training Area comprises a significant portion of the planning scheme area having an area of approximately 2,600 square kilometres. Although the military training area is located a reasonable distance north of the majority of urban settlements, training exercises at this facility result in flow-on benefits to the local economy. It is expected that the military training exercises at Shoalwater Bay will continue to play an important role in contributing to the local economy while also minimising impacts on the environment and local government managed infrastructure.

Overall, it is intended that the planning scheme provides opportunities to accommodate the forecast population and employment growth in a way which balances the importance of assuring the ability to grow with the need to protect places of value, deliver preferred lifestyle choices and to achieve a high level of amenity and community wellbeing.

3.2.1. Strategic framework places

This strategic framework identifies and makes reference to a series of places and features to illustrate and express the strategic intent and strategic outcomes for the planning scheme area.

Figure 3.2.1.1 is a diagrammatic representation to illustrate the various types of places identified in the strategic framework and supporting strategic framework maps (SFM-01 to SFM-04). Each strategic place and feature has been provided with a description outlined in Table 3.2.1.1.

Figure 3.2.1.1 — Planning scheme places

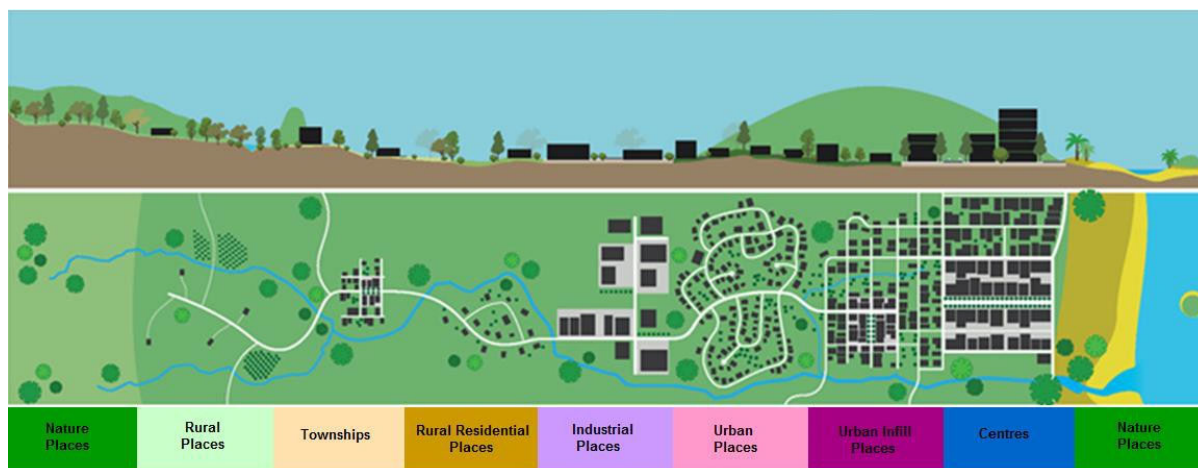


Table 3.2.1.1 — Strategic framework map: place and feature descriptions

Places and features		Description
Nature places - nature conservation and open space, nature corridor or links, and waterbody or waterway		
Nature conservation and open space		<p>Nature conservation and open space places primarily consist of areas where the natural environment is dominant. These places may provide for one or more of the following:</p> <ul style="list-style-type: none"> (a) the conservation and protection of matters of national environmental significance; (b) the conservation and protection of matters of state environmental significance; (c) the conservation and protection of matters of local environmental significance; (d) scenic urban green breaks and scenic landscape areas; (e) vegetated open space containing environmental management projects; and (f) important open space for informal recreation and public enjoyment.

Places and features	Description
	<p>Examples of important nature places include the following -</p> <p>Conservation places:</p> <ul style="list-style-type: none"> (a) Protected Area Estate and World Heritage Areas; (b) Broadsound Islands National Park; (c) Byfield National Park; (d) Bukkulla Conservation Park; (e) Capricorn National Park; (f) Charon Point Conservation Park; (g) Keppel Bay Islands National Park; (h) Mount Jim Crow National Park; (i) Mount O'Connell National Park; (j) Princhester Conservation Park; (k) Shoalwater Bay Conservation Park; (l) Tooloombah Creek Conservation Park. <p>Scenic urban green breaks:</p> <ul style="list-style-type: none"> (a) locality of Farnborough (open space and vegetated land between the Capricorn International Resort and Barwells Creek and its surrounding wetlands); (b) localities of Yeppoon and Taranganba (open space and vegetated land adjoining Ross Creek and its surrounding wetlands); (c) locality of Causeway Lake (open space and vegetated land adjoining the Causeway Lake and its surrounding wetlands); (d) localities of Kinka Beach and Emu Park (open space and vegetated land in and adjoining Rita Mada Headland and Kinka wetlands); (e) localities of Coorooman, Keppel Sands and Zilzie (open space and vegetated land in and adjoining Coorooman Creek and its surrounding wetlands). <p>Scenic landscape features:</p> <ul style="list-style-type: none"> (a) iconic and vegetated mountains, hills, ridges, volcanic plugs, and headlands; (b) natural foreshore areas; (c) islands. <p>Vegetated open space:</p> <ul style="list-style-type: none"> (a) locality of Lammermoor; (b) locality of Emu Park. <p>Recreation areas:</p> <ul style="list-style-type: none"> (a) foreshore areas within the planning scheme area; (b) historic parkland settings in the localities of Emu Park and Yeppoon. <p>Note — not all important nature conservation areas containing matters of environmental significance are shown on the strategic framework maps. The specific locations of other areas are identified in more detail by zone maps and by a series of biodiversity overlays.</p>
Nature corridor or link	Nature corridors link places containing large tracts of remnant vegetation having State or local environmentally significant vegetation. These

Places and features	Description
	<p>corridors provide flora and fauna habitat and links to other identified nature conservation and open space places. These corridors traverse through rural places and urban places. These places also contribute to the planning scheme area due to their scenic landscape amenity value.</p>
<p>Waterbody or waterway</p>	<p>Waterbodies and waterways comprise important wetlands and features such as creeks, rivers, swamps, lakes, estuaries, and ocean. These features may have areas determined to contain matters of national, State or local environmental significance in terms of supporting healthy and resilient ecosystems, supporting the conservation of biodiversity, and supporting sustainable use for social, cultural, and economic activity.</p> <p>Examples of important waterbodies and waterways are outlined below.</p> <p>Major Rivers:</p> <ul style="list-style-type: none"> (a) Fitzroy River; (b) Styx River. <p>Waterways:</p> <ul style="list-style-type: none"> (a) Ross Creek; (b) Coorooman Creek; (c) Cawarral Creek; (d) Barwell's Creek; (e) Nankin Creek; (f) Hedlow Creek; (g) Canal Creek; (h) Limestone Creek; (i) Ramsay Creek; (j) Belmont Creek; (k) Waterpark Creek; (l) Sandy Creek; (m) Stoney Creek; (n) Marlborough Creek; (o) Herbert Creek; (p) Wellington Creek; (q) Tooloombah Creek. <p>Ramsar Convention Wetlands:</p> <ul style="list-style-type: none"> (a) Corio Bay Wetlands; (b) Shoalwater Bay Wetlands. <p>Marine Park:</p> <ul style="list-style-type: none"> (a) Great Barrier Reef Marine Park <p>Fish Habitat Areas:</p> <ul style="list-style-type: none"> (a) Broadsound; (b) Cawarral Creek; (c) Corio Bay;

Places and features	Description
	<p>(d) Fitzroy River.</p> <p>Note — not all important waterbodies or waterways containing matters of environmental significance are shown on the strategic framework maps. The specific locations of other areas are identified in more detail by zone maps and by a series of biodiversity overlays.</p>
Townships	
Township	<p>Townships are places which provide for the needs of small discreet rural and coastal communities and are a strong focal point for the surrounding rural areas. Townships rely on larger urban places and centres for the provision of higher order goods and services.</p> <p>Townships:</p> <ul style="list-style-type: none"> (a) Cawarral; (b) Keppel Sands; (c) Marlborough; (d) Mount Chalmers; (e) Ogmoo; (f) Stanage Bay; (g) The Caves; (h) Yaamba.
Rural residential places	
Rural residential	<p>Rural residential places provide opportunities for very low-density residential housing on large lots located generally in a rural setting. Two types of residential development occur in these places, defined largely by lot size: two hectare properties and 4000 square metre properties.</p>
Rural places	
Rural	<p>Rural places provide opportunities for uses such as agriculture, horticulture, aquaculture, forestry, rural industry and resource extraction.</p>
Industrial places – industrial places, new industrial places and future industrial places	
Industrial	<p>Industrial places provide opportunities for a range of low to medium impact industrial activities up to the year 2026.</p> <p>Industrial places:</p> <ul style="list-style-type: none"> (a) locality of Barmaryee; (b) locality of Hidden Valley; (c) locality of Yeppoon.
New industrial	<p>New industrial places comprise land intended to provide for projected employment growth by accommodating the development of industrial activities beyond the year 2026 and up to the year 2031, subject to further investigations.</p> <p>New industrial places:</p> <ul style="list-style-type: none"> (a) locality of Barmaryee; (b) locality of Hidden Valley; (c) locality of Emu Park.
Future industrial	<p>Future industrial places may provide opportunities for projected employment growth by accommodating the development of industrial</p>

	<p>activities beyond the year 2031. These places require further investigation to determine their suitability for industrial development and are to be protected from development resulting in fragmentation.</p> <p>Future industrial places:</p> <p>(a) locality of Bondoola;</p> <p>(b) locality of Hidden Valley.</p>
Urban places – urban places, new urban places, and future urban places	
Urban	<p>Urban places comprise the existing urban footprint and land which will provide opportunities to accommodate the projected population growth up to the year 2026. Urban places are generally within Council's fifteen (15) year infrastructure planning area. Parts of the urban area have existing development approvals which have not yet been activated.</p> <p>Urban places:</p> <p>(a) locality of Bangalee;</p> <p>(b) locality of Barlows Hill;</p> <p>(c) locality of Barmaryee;</p> <p>(d) locality of Causeway Lake;</p> <p>(e) locality of Cooe Bay;</p> <p>(f) locality of Emu Park;</p> <p>(g) locality of Kinka Beach;</p> <p>(h) locality of Lammermoor;</p> <p>(i) locality of Meikleville Hill;</p> <p>(j) locality of Mulambin;</p> <p>(k) locality of Pacific Heights;</p> <p>(l) locality of Taranganba;</p> <p>(m) locality of Taroomball;</p> <p>(n) locality of Rosslyn;</p> <p>(o) locality of Yeppoon; and</p> <p>(p) locality of Zilzie.</p>
New urban	<p>New urban places predominantly comprise land in proximity to urban areas, which are intended for expansion of urban development to accommodate the projected population growth beyond the year 2026 and up to the year 2031, subject to further investigations.</p> <p>New urban places:</p> <p>(a) locality of Hidden Valley;</p> <p>(b) locality of Lammermoor;</p> <p>(c) locality of Pacific Heights;</p> <p>(d) locality of Taroomball;</p> <p>(e) locality of Emu Park; and</p> <p>(f) locality of Zilzie.</p>
Future urban	<p>Future urban places predominantly comprise land in proximity to the existing urban footprint and having development potential. It is intended that future urban places provide opportunities to accommodate the projected population growth beyond the year 2031 and up to the year 2036, subject to further investigations. These places are generally beyond Council's fifteen (15) year infrastructure planning area.</p>

	<p>Future urban places:</p> <p>(a) locality of Emu Park;</p> <p>(b) locality of Hidden Valley;</p> <p>(c) locality of Yeppoon; and</p> <p>(d) locality of Zilzie.</p>
Urban infill	
Urban infill	<p>Urban infill places comprise land close to higher order centres in Emu Park and Yeppoon. These places will accommodate the largest concentration of higher density residential development in the planning scheme area so as to reinforce centres and provide opportunities for public transport, employment, entertainment and community facilities.</p> <p>Development in infill places will continue within and beyond the life of the planning scheme. Urban infill places are within Council's fifteen (15) year infrastructure planning area.</p> <p>Urban infill places:</p> <p>(a) locality of Yeppoon (in proximity to major centre); and</p> <p>(b) locality of Emu Park (in proximity to local centre).</p>
Centres – major centre, district centre, local centre, neighbourhood centre and specialised centre	
Major centre	<p>The major centre accommodates the highest mixture and concentration of centre activities which cater for shopping, business, entertainment and community needs. Short-term and long-term residential dwelling options developed at medium densities are located within this centre where it is located above ground level or where it supports or enhances the strength and vibrancy of the centre.</p> <p>The scale and intensity of development, the mixture and concentration of land uses and the role and function of the centre, attracts visitors in larger numbers and from a wider trade catchment area compared to that of other centres in the planning scheme area.</p> <p>Major centre:</p> <p>(a) locality of Yeppoon.</p>
District centre	<p>A district centre will accommodate a mixture of centre activities which cater for shopping, business, entertainment and community needs. The mixture and concentration of land uses is capable of servicing a trade catchment area of 5,000 to 8,000 households. Short-term and long-term residential dwelling options developed at medium densities are located within these centres where they support or enhance the strength and vibrancy of the centre.</p>
Local centre	<p>Local centres accommodate a mixture of centre activities primarily focussed on providing convenience goods and services for 'week to week' needs and community focussed activities. The size and scale of local centres and the mixture of land uses is capable of servicing a trade catchment area of between 3,000 to 5,000 households. Short-term and long-term residential dwelling options developed at medium densities are located within local centres.</p> <p>Local centre:</p>

	(a) locality of Emu Park.
Neighbourhood centre	<p>Neighbourhood centres accommodate a limited mixture of centre activities primarily focussed on providing convenience goods and services for 'day to day' needs. The size and scale of neighbourhood centres and the mixture of land uses is capable of servicing a trade catchment area of approximately 1,500 households.</p> <p>Neighbourhood centre:</p> <p>(a) locality of Taranganba;</p> <p>(b) locality of Taroomball (Keppel Bay Estate).</p> <p>Note — neighbourhood centres are not shown on the strategic framework maps. They may be identified by zoning, however, their small-scale nature, limited number and mixture of uses, and convenience function means that they may potentially be accommodated at specific sites within urban places, new urban places, or future urban places.</p>
Specialised centre	<p>A specialised centre accommodates a limited range of business activities including showrooms, large format shops, service industry, and other specialty businesses.</p> <p>Specialised centre:</p> <p>(a) locality of Hidden Valley;</p> <p>(b) locality of Yepoon.</p>
Specific use places	
Major social infrastructure	<p>Major social infrastructure places comprise major private or publicly owned or operated land uses and associated infrastructure which significantly contribute to the planning scheme area directly and indirectly from a social or economic perspective. These places may contain uses that do not easily integrate into other surrounding place designations due to the scale and intensity of the uses, built form, or other development characteristics.</p> <p>Major social infrastructure:</p> <p>(a) Capricorn Coast Public Hospital;</p> <p>(b) Etna Creek Correctional Centre;</p> <p>(c) Rosslyn Bay Harbour;</p> <p>(d) Shoalwater Bay Military Training Area.</p> <p>Note — smaller specific use places providing social facilities, social infrastructure, and social services are not shown on the strategic framework maps. They may be identified by zoning; however, their small-scale nature means that they may be accommodated at specific sites within urban, new urban, future urban places or centres.</p>
Tourism	<p>Tourism places comprise land uses which significantly contribute to the planning scheme area from an economic perspective, and which do not easily integrate into other surrounding place type designations due to scale and intensity of uses, built form, or other development characteristics. These places may consist of a mixture and concentration of small-scale and large-scale tourism uses, facilities and associated infrastructure.</p> <p>Tourism places:</p> <p>(a) Capricorn International Resort;</p> <p>(b) Great Keppel Island; and</p> <p>(c) Rosslyn Harbour.</p>
Major infrastructure	Major infrastructure places may comprise of major facilities which play an

	<p>important role in the provision of municipal services to the community. Due to the strategic importance of these facilities, these facilities are able to expand to cater for the population and employment growth that is forecast to occur in the planning scheme area. Design and layout considerations are given to the amenity of surrounding sensitive land use, the amenity of major tourist routes, and any matters of environmental significance.</p> <p>Examples include the following -</p> <p>Landfill:</p> <p>(a) locality of Yeppoon.</p> <p>Sewerage treatment facility:</p> <p>(a) locality of Emu Park; (b) locality of Yeppoon.</p> <p>Major substation:</p> <p>(a) locality of Bondoola; (b) locality of Glenlee (Pandoin major substation).</p> <p>Water treatment facility:</p> <p>(a) locality of Woodbury.</p> <p>Note — smaller specific use places providing municipal infrastructure and services are not shown on the strategic framework maps. They may be identified by zones which are located within other identified places.</p>
Other features	
Investigation area	<p>Investigation areas are nominated within other place designations which may present potential opportunities over time for particular forms of development, subject to further investigation.</p> <p>Investigation area for new industrial places:</p> <p>(a) locality of Barmaryee (Investigation Area One); (b) locality of Emu Park (Investigation Area Two).</p> <p>Investigation area for future industrial place:</p> <p>(a) locality of Bondoola (Investigation Area Eleven).</p> <p>Investigation area for a district centre:</p> <p>(a) locality of Emu Park (Investigation Area Three).</p> <p>Investigation area for a neighbourhood centre:</p> <p>(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); (e) locality of Zilzie (Keppel Cove Estate or the Great Barrier Reef International Resort Estate – Investigation Area Thirteen).</p>

	<p>Investigation area for a specialised centre: (a) locality of Yeppoon (Investigation Area Seven).</p> <p>Investigation area for a major multi-use social facility: (a) locality of Barmaryee (Investigation Area Eight); (b) locality of Barmaryee (Investigation Area Nine)</p> <p>Investigation area for infrastructure upgrade projects: (a) locality of Yeppoon (Investigation Area Ten).</p>
Extractive, mineral, & forestry resources	<p>Extractive, mineral and forestry resource areas may comprise of known or potential resources. These resources have local, state or national significance in terms of supporting the economy and development, now and in the future. Known or potential resource places provide development opportunities in the extractive, mining and forestry industries.</p>
Infrastructure and movement networks	<p>Infrastructure and movement networks are important for many reasons, particularly for the provision of essential services, and the movement of people, goods, materials, resources and livestock throughout the planning scheme area. It is important that infrastructure and movement networks remain safe and efficient, and are not compromised by inappropriate development.</p> <p>Strategically identified infrastructure and movement networks include the following:</p> <ul style="list-style-type: none"> (a) State-controlled roads; (b) railways; (c) important haulage routes for key resource areas; (d) major existing local collector roads; (e) locally important strategic links for roads; (f) stock routes; and (g) major electricity infrastructure. <p>Note — other important local infrastructure networks such as those for trunk sewerage, trunk water supply, trunk roads, trunk stormwater management, and other social infrastructure and social services, are not shown on the strategic framework maps. They may be identified by zone maps, by overlay maps, or by the Local Government Infrastructure Plan.</p>