

## Part 3. Strategic framework

### 3.1. Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
  - (a) the strategic intent, and statements of preferred dominant land uses in the form of describing the *places* that form part of the planning scheme area;
  - (b) the following six (6) *themes* that collectively represent the policy intent of the planning scheme:
    - (i) Settlement pattern;
    - (ii) Natural environment and hazards;
    - (iii) Community identity and diversity;
    - (iv) Access and mobility;
    - (v) Infrastructure and services; and
    - (vi) Natural resources and economic development;
  - (c) the *strategic outcomes* proposed for development in the planning scheme area for each theme;
  - (d) the *specific outcomes* for each, or a number of, elements of each theme; and
  - (e) the *land use strategies* for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework is read in its entirety as the policy intent for the planning scheme.

Editor's note: The planning scheme has adopted a twenty-five (25) year planning horizon. However, the planning scheme itself (as a statutory document) is likely to have an operational life of up to ten (10) years before it is substantively reviewed.

### 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.

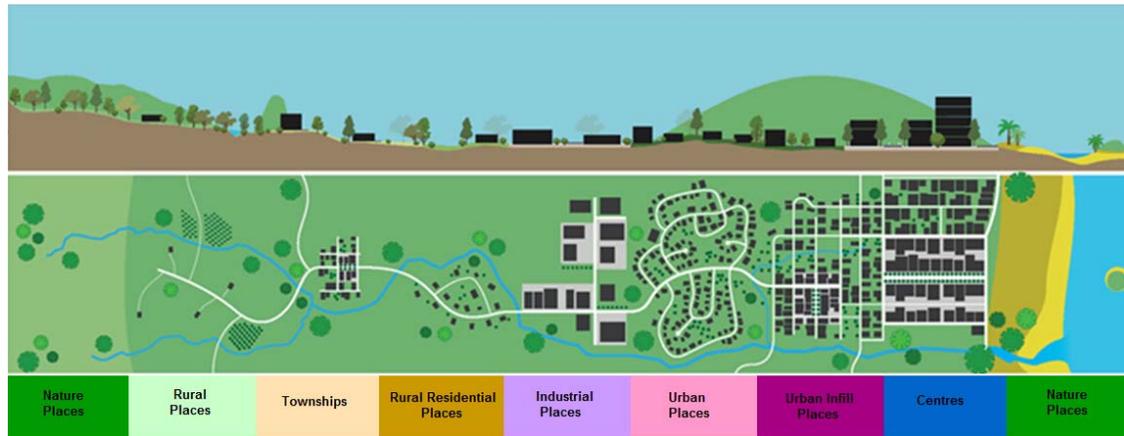
Overall, it is intended that the planning scheme provides opportunities to accommodate the forecast population and employment growth in a way which balances the importance of assuring the ability to grow with the need to protect places of value, deliver preferred lifestyle choices and to achieve a high 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
<b>Nature places - nature conservation and open space, nature corridor or links, and waterbody or waterway</b>	
<b>Nature conservation and open space</b>	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: <ul style="list-style-type: none"> <li>(a) the conservation and protection of matters of national environmental significance;</li> <li>(b) the conservation and protection of matters of state environmental significance;</li> <li>(c) the conservation and protection of matters of local environmental significance;</li> <li>(d) scenic urban green breaks and scenic landscape areas;</li> <li>(e) vegetated open space containing environmental management projects; and</li> <li>(f) important open space for informal recreation and public enjoyment.</li> </ul>

Places and features	Description
	<p>Examples of important nature places include the following -</p> <p>Conservation places:</p> <ul style="list-style-type: none"> <li>(a) Protected Area Estate and World Heritage Areas;</li> <li>(b) Broadsound Islands National Park;</li> <li>(c) Byfield National Park;</li> <li>(d) Bukkulla Conservation Park;</li> <li>(e) Capricorn National Park;</li> <li>(f) Charon Point Conservation Park;</li> <li>(g) Keppel Bay Islands National Park;</li> <li>(h) Mount Jim Crow National Park;</li> <li>(i) Mount O'Connell National Park;</li> <li>(j) Princhester Conservation Park;</li> <li>(k) Shoalwater Bay Conservation Park;</li> <li>(l) Tooloombah Creek Conservation Park.</li> </ul> <p>Scenic urban green breaks:</p> <ul style="list-style-type: none"> <li>(a) locality of Farnborough (open space and vegetated land between the Capricorn International Resort and Barwells Creek and its surrounding wetlands);</li> <li>(b) localities of Yeppoon and Taranganba (open space and vegetated land adjoining Ross Creek and its surrounding wetlands);</li> <li>(c) locality of Causeway Lake (open space and vegetated land adjoining the Causeway Lake and its surrounding wetlands);</li> <li>(d) localities of Kinka Beach and Emu Park (open space and vegetated land in and adjoining Rita Mada Headland and Kinka wetlands);</li> <li>(e) localities of Coorooman, Keppel Sands and Zilzie (open space and vegetated land in and adjoining Coorooman Creek and its surrounding wetlands).</li> </ul> <p>Scenic landscape features:</p> <ul style="list-style-type: none"> <li>(a) iconic and vegetated mountains, hills, ridges, volcanic plugs, and headlands;</li> <li>(b) natural foreshore areas;</li> <li>(c) islands.</li> </ul> <p>Vegetated open space:</p> <ul style="list-style-type: none"> <li>(a) locality of Lammermoor;</li> <li>(b) locality of Emu Park.</li> </ul> <p>Recreation areas:</p> <ul style="list-style-type: none"> <li>(a) foreshore areas within the planning scheme area;</li> <li>(b) historic parkland settings in the localities of Emu Park and Yeppoon.</li> </ul> <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>
<b>Nature corridor or link</b>	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><b>Waterbody or waterway</b></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"> <li>(a) Fitzroy River;</li> <li>(b) Styx River.</li> </ul> <p>Waterways:</p> <ul style="list-style-type: none"> <li>(a) Ross Creek;</li> <li>(b) Coorooman Creek;</li> <li>(c) Cawarral Creek;</li> <li>(d) Barwell's Creek;</li> <li>(e) Nankin Creek;</li> <li>(f) Hedlow Creek;</li> <li>(g) Canal Creek;</li> <li>(h) Limestone Creek;</li> <li>(i) Ramsay Creek;</li> <li>(j) Belmont Creek;</li> <li>(k) Waterpark Creek;</li> <li>(l) Sandy Creek;</li> <li>(m) Stoney Creek;</li> <li>(n) Marlborough Creek;</li> <li>(o) Herbert Creek;</li> <li>(p) Wellington Creek;</li> <li>(q) Tooloombah Creek.</li> </ul> <p>Ramsar Convention Wetlands:</p> <ul style="list-style-type: none"> <li>(a) Corio Bay Wetlands;</li> <li>(b) Shoalwater Bay Wetlands.</li> </ul> <p>Marine Park:</p> <ul style="list-style-type: none"> <li>(a) Great Barrier Reef Marine Park</li> </ul> <p>Fish Habitat Areas:</p> <ul style="list-style-type: none"> <li>(a) Broadsound;</li> <li>(b) Cawarral Creek;</li> <li>(c) Corio Bay;</li> </ul>

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>
<b>Townships</b>	
<b>Township</b>	<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"> <li>(a) Cawarral;</li> <li>(b) Keppel Sands;</li> <li>(c) Marlborough;</li> <li>(d) Mount Chalmers;</li> <li>(e) Ogmore;</li> <li>(f) Stanage Bay;</li> <li>(g) The Caves;</li> <li>(h) Yaamba.</li> </ul>
<b>Rural residential places</b>	
<b>Rural residential</b>	<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>
<b>Rural places</b>	
<b>Rural</b>	<p>Rural places provide opportunities for uses such as agriculture, horticulture, aquaculture, forestry, rural industry and resource extraction.</p>
<b>Industrial places – industrial places, new industrial places and future industrial places</b>	
<b>Industrial</b>	<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"> <li>(a) locality of Barmaryee;</li> <li>(b) locality of Hidden Valley;</li> <li>(c) locality of Yeppoon.</li> </ul>
<b>New industrial</b>	<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"> <li>(a) locality of Barmaryee;</li> <li>(b) locality of Hidden Valley;</li> <li>(c) locality of Emu Park.</li> </ul>
<b>Future industrial</b>	<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>
<b>Urban places – urban places, new urban places, and future urban places</b>	
<b>Urban</b>	<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 Cooee 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>
<b>New urban</b>	<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>
<b>Future urban</b>	<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>
<b>Urban infill</b>	
<b>Urban infill</b>	<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>
<b>Centres – major centre, district centre, local centre, neighbourhood centre and specialised centre</b>	
<b>Major centre</b>	<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>
<b>District centre</b>	<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>
<b>Local centre</b>	<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.
<b>Neighbourhood centre</b>	<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>
<b>Specialised centre</b>	<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 Yeppoon.</p>
<b>Specific use places</b>	
<b>Major social infrastructure</b>	<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>
<b>Tourism</b>	<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>
<b>Major infrastructure</b>	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: (a) locality of Yeppoon.</p> <p>Sewerage treatment facility: (a) locality of Emu Park; (b) locality of Yeppoon.</p> <p>Major substation: (a) locality of Bondoola; (b) locality of Glenlee (Pandoin major substation).</p> <p>Water treatment facility: (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>
<p><b>Other features</b></p>	
<p><b>Investigation area</b></p>	<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: (a) locality of Barmaryee (Investigation Area One); (b) locality of Emu Park (Investigation Area Two).</p> <p>Investigation area for future industrial place: (a) locality of Bondoola (Investigation Area Eleven).</p> <p>Investigation area for a district centre: (a) locality of Emu Park (Investigation Area Three).</p> <p>Investigation area for a neighbourhood centre: (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:</p> <p>(a) locality of Yeppoon (Investigation Area Seven).</p> <p>Investigation area for a major multi-use social facility:</p> <p>(a) locality of Barmaryee (Investigation Area Eight); (b) locality of Barmaryee (Investigation Area Nine)</p> <p>Investigation area for infrastructure upgrade projects:</p> <p>(a) locality of Yeppoon (Investigation Area Ten).</p>
<b>Extractive, mineral, &amp; forestry resources</b>	<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>
<b>Infrastructure and movement networks</b>	<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> <p>(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> <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>

### 3.3. Settlement pattern theme

The strategic outcomes for the settlement pattern theme are expressed in section 3.3.1. Specific outcomes for the settlement pattern theme are further refined and expressed for each of the following elements:

- (1) Section 3.3.2 - Nature places;
- (2) Section 3.3.3 - Townships;
- (3) Section 3.3.4 - Rural residential places;
- (4) Section 3.3.5 - Rural places;
- (5) Section 3.3.6 - Industrial places;
- (6) Section 3.3.7 - Urban places;
- (7) Section 3.3.8 - Urban infill places;
- (8) Section 3.3.9 - Centres;

- (9) Section 3.3.10 - Specialised centres;
- (10) Section 3.3.11 - Specific use places.

### **3.3.1. Strategic outcomes**

- (1) Urban development occurs on land identified to accommodate the forecast population and employment growth over the next twenty-five (25) years. These identified areas provide sufficient land supply for projected requirements.
- (2) Development makes efficient use of land and existing or planned infrastructure.
- (3) Expansion of settlements for urban activities predominantly avoids known and potential natural hazard areas, or where natural hazard areas cannot be avoided, development is designed to mitigate and be resilient to potential adverse impacts.
- (4) Expansion of settlements for urban activities avoids nature places. Nature places are protected or enhanced for their biodiversity, ecosystem services and landscape values.
- (5) Population growth is predominantly accommodated within urban and urban infill places, as identified on the strategic framework maps SFM-01 to SFM-04.
- (6) Employment growth is predominantly accommodated within industrial places, centres, and specific use places as identified on the strategic framework maps SFM-01 to SFM-04.
- (7) The settlement pattern provides for a diverse range of housing options to meet the changing needs of the population, and creates opportunities for living close to services and facilities.
- (8) Higher density development is focussed around centres and public transport nodes and high order public transport corridors so as to stimulate strong and vibrant centres and community focal points, and to assist in making more efficient use of infrastructure and other public investment.
- (9) Accommodation activities in urban places are well connected to places of employment, sports and recreation facilities, and major community facilities by a developing and planned public transport network.
- (10) The design of development is consistent with the desired built form and character of specific places and the existing or intended role and function of the place in the settlement pattern.
- (11) There is a network of centres which provide opportunities to supply goods and services, create employment, and provide for community activities in a safe built environment.
- (12) Centres 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.
- (13) Expansion of existing centres into any adjoining residential zones does not occur within the life of the planning scheme.
- (14) An integrated open space and recreation network is accessible and caters for the needs of the community, particularly at locations in proximity to centres and urban infill and intensification places.
- (15) Places providing for economic development such as industrial places, specific use places, rural places, known natural resources, and other important features such as major infrastructure and movement networks are protected from incompatible land uses.
- (16) Opportunities for rural residential living continue on land identified as a rural residential place and in limited opportunities adjacent to the townships of Cawarral, Mt Chalmers, or The Caves where there is a community need.
- (17) Small townships remain a focal point for their surrounding rural places and provide limited opportunities for growth in population, convenience businesses and community facilities.
- (19) Rural places are predominantly used for purposes that contribute to primary production.
- (20) Development does not limit or compromise agricultural land or uses involved in primary production.
- (21) Development avoids causing significant adverse impacts on matters of environmental

significance, or when this cannot be achieved, impacts are minimised or residual impacts offset.

### 3.3.2. Nature places

#### 3.3.2.1. Specific outcomes

- (1) Nature places are identified, conserved and protected from significant adverse impacts of development when the following are present:
  - (a) matters of national environmental significance (MNES) such as:
    - (i) world heritage properties;
    - (ii) national heritage places;
    - (iii) wetlands of international importance;
    - (iv) nationally listed threatened species and ecological communities;
    - (v) listed migratory species;
    - (vi) Commonwealth marine areas;
    - (vii) The Great Barrier Reef Marine Park; and
  - (b) matters of state environmental significance (MSES) such as:
    - (i) declared fish habitat;
    - (ii) wildlife habitat;
    - (iii) regulated vegetation;
    - (iv) marine park;
    - (v) protected area;
    - (vi) high ecological significance wetlands;
    - (vii) high ecological value waters (wetlands);
    - (viii) high ecological value waters (watercourses); and
  - (c) matters of local environmental significance (MLES) being:
    - (i) local environmentally significant habitat and vegetation;
    - (ii) local environmentally significant wetlands and waterways; and
  - (d) other locally important matters such as:
    - (i) scenic urban green breaks;
    - (ii) scenic landscape features; and
    - (iii) nature corridors and links.
- (2) Nature places, which contain important open space and recreation areas, are maintained and managed in a manner which provides for both informal and formal recreation uses.
- (3) Development is predominantly for low-impact uses which provide for education, cultural, recreation and management purposes.
- (4) Development located in nature places is designed to integrate with and, where possible, rehabilitate the natural environment.

#### 3.3.2.2. Land use strategies

- (1) The identified settlement pattern avoids the impacts of development on important nature places

and matters of environmental significance.

- (2) Areas containing matters of environmental significance are identified by overlays to facilitate the protection of biodiversity values that are present.
- (3) Strategic outcomes for development in and near nature places are set out in section 3.4 of the strategic framework.
- (4) Nature places containing matters of environmental significance are identified for protection due to their significant biodiversity, cultural or intrinsic values and the important ecosystem services which these features provide.
- (5) Development does not occur unless a report is prepared by an appropriately qualified person which demonstrates to the satisfaction of the assessment manager, that in relation to the matters of environmental significance identified for the specific location:
  - (a) no environmental values exist; or
  - (b) significant adverse impacts are avoided; or
  - (c) significant adverse impacts are minimised; or
  - (d) an appropriate environmental offset is provided.

### **3.3.3. Townships**

#### **3.3.3.1. Specific outcomes**

- (1) Townships provide an important role in servicing coastal and rural communities and visitors.
- (2) Townships predominantly consist of a small concentration of dwelling houses.
- (3) Townships are supported by a limited concentration and mixture of community facilities and small-scale uses focussing on the supply of convenience goods and services to support the residents of the townships and surrounding rural communities.
- (4) Townships do not expand beyond their defined zone boundaries for the life of the planning scheme.
- (5) Development in townships has access to an appropriate standard of infrastructure relative to the character of the township and practicability.
- (6) Development in the townships of Keppel Sands, Marlborough, The Caves, and Ogmore utilise existing reticulated water supply infrastructure.
- (7) Lots sizes in townships are of sufficient size to cater for the disposal of effluent and wastewater in an efficient and sustainable way.
- (8) The township of Marlborough continues its role as an important service centre for the more remote rural places located in the north of the planning scheme area and continues to develop to reinforce this role.

#### **3.3.3.2. Land use strategies**

- (1) Townships have been included in the township zone.
- (2) Development in the township zones ensures that townships:
  - (a) are attractive and safe places to live;
  - (b) provide local opportunities for employment;
  - (c) have a high level of amenity;
  - (d) service and support the needs of residents of the township and of the surrounding rural communities; and
  - (e) provide for a limited concentration and mixture of community facilities and small-scale non-residential uses. Non-residential uses typically include a community hall, rural fire brigade, general store, service station and hotel.

### 3.3.4. Rural residential places

#### 3.3.4.1. Specific outcomes

- (1) Rural residential places are identified and shown on strategic framework maps (SFM-01 to SFM-04).
- (2) Rural residential places do not expand beyond their defined rural residential zone boundaries for the life of the planning scheme, except for a limited number of small rural lots where:
  - (a) there is a demonstrated community need adjacent to the townships of Cawarral, Mount Chalmers, or The Caves; and
  - (b) the lots achieve the specific outcomes outlined for the development of small rural residential lots and for the protection of rural land from fragmentation, as specified in section 3.3.5.1 of the Strategic Framework for rural places.
- (3) Rural residential places are the preferred locations for very low density residential development located on larger lots of two (2) hectares or greater within a rural setting.
- (4) A lot size of 4000 square metres in area is provided for only in the Park Residential Precinct given the historic pattern of development in this area.
- (5) Rural residential places are limited to identified locations in order to:
  - (a) protect agricultural land, natural resources and the natural environment;
  - (b) maximise the use of existing available infrastructure;
  - (c) minimise costs associated with the provision and maintenance of infrastructure; and
  - (d) not impede the efficient expansion of urban, new urban, future urban, industrial, new industrial, and future industrial places.
- (6) Rural residential places predominantly consist of dwelling houses located on individual lots.
- (7) Home based businesses and a limited range of very low impact rural activities only establish within rural residential places where adverse amenity impacts on any adjoining sensitive land uses can be avoided or mitigated.
- (8) Development in rural residential places has access to all urban services, excluding sewerage.
- (9) Lots sizes in rural residential places are of sufficient size to cater for the disposal of effluent and wastewater in an efficient and sustainable way.

#### 3.3.4.2. Land use strategies

- (1) Rural residential places are included in the rural residential zone.
- (2) Within the rural residential zone, areas intended to accommodate 4000 square metre lots are included within the park residential precinct.

### 3.3.5. Rural places

#### 3.3.5.1. Specific outcomes

- (1) Rural places are identified on strategic framework maps (SFM-01 to SFM-04) to show the broad locations preferred for rural activities.
- (2) Rural activities develop in rural places only where they can be managed to mitigate significant adverse impacts.
- (3) Non-rural activities only occur in rural places if:
  - (a) they are compatible with the area, or have a nexus with a specific natural resource or requires a large land area which is not available in an urban zone;
  - (b) they do not limit or compromise the operations of established rural activities on adjoining land;
  - (c) they do not limit or compromise the potential development of rural activities on the site or

- on adjoining land;
- (d) they do not result in adverse impacts on amenity or infrastructure.
- (4) Rural places containing important features identified by scenic amenity overlays or biodiversity areas overlays are protected from development which could adversely affect the values associated with the overlay features.
- (5) Development in rural places does not result in fragmentation of land which is suitable for primary production by virtue of the following:
- (a) being identified as agricultural land Class A or Class B; or
- (b) being identified as rural land needing retention in larger lot sizes; or
- (c) being identified as having known minerals or other natural resources.
- (6) A range of lot sizes in rural places is identified based on the capabilities of the land for primary production, with rural places predominantly being retained in larger lots except for the Capricorn Coast Rural Precinct, where minimum lot sizes of ten (10) hectares or greater are provided for.
- (7) In the Capricorn Coast Rural Precinct, relatively low impact rural activities involved in primary production remain as the preferred and dominant land use.
- (8) The development of small rural residential lots does not occur unless there is a demonstrated need for an additional supply of lots only where located adjacent to the townships of Cawarral, Mount Chalmers, or The Caves.
- (9) Development of non-rural activities (other than a dwelling house, home based business, rural workers accommodation, or secondary dwelling) only occurs on agricultural land Class A or Class B if:
- (a) there is a significant need, an overriding community benefit and there are no available alternative sites of lesser agricultural value; or
- (b) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site; or
- (c) the development is small-scale, has low impacts and is focussed on tourism which involves education, promotion, or sales associated with primary produce sourced from the site or local area; or
- (d) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable.
- (10) Key Resource Areas (including their haulage routes) and other identified resource areas which are located in rural places are protected from the encroachment of sensitive land uses by the implementation of appropriate separation distances and mitigation measures.
- (11) Rural places having historical subdivisions which are considered to be inappropriate for certain types of development, are limited to development for rural activities which:
- (a) do not involve accommodation activities;
- (b) can operate having access to limited infrastructure; and
- (c) can mitigate potential impacts from any natural hazards.

### 3.3.5.2. Land use strategies

- (1) Rural places are primarily included in the Rural zone.
- (2) Historical subdivisions have been identified and they are zoned Limited Development to prevent future urban development.
- (3) A range of acceptable minimum lot sizes are identified so that lots can be maintained in viable sizes, aimed at maximising the productive potential of the land.
- (4) Tourism focussed development may be appropriate in rural places if it is demonstrated that:
- (a) the development has low impacts;

- (b) the development is compatible with and does not limit or compromise existing lawfully established activities or the future use of rural land on-site or on adjoining land;
- (c) the development:
  - (i) is located at a site which has or is proximate to unique cultural, historical or natural environment features which are likely to attract tourists and visitors (typical examples of uses which might fit this scenario include an environment facility, a tourist park, nature based tourism, or outdoor sport and recreation involving nature based recreation or adventure activities associated with riding, climbing, boating, trekking or similar); or
  - (ii) is directly associated with a bona-fide rural activity undertaken on the site (a typical example of a use which might fit this scenario is short-term accommodation for a farm stay); or
  - (iii) is focussed on education, promotion, or sales associated with primary produce sourced from the site or the local area (typical examples of uses which might fit this scenario include a roadside stall, farm tours, a winery, a boutique brewery, a boutique distillery and educational tours associated with such, a boutique business involving making and selling food items, or similar); or
  - (iv) is a small scale tourist business focussed on education or sales associated with art and craft undertaken on the site (typical examples of activities which might fit this scenario include leatherwork, jewellery making, lapidary, woodworking, glassware making, pottery and ceramics making, soap and candle making, sculpture making, painting, drawing or similar); and
- (d) appropriate infrastructure can be provided;
- (e) impacts on the rural road network can be minimised; and
- (f) any cultural, historical or environmental features which exist, are not likely to be adversely affected by the development.

### 3.3.6. Industrial places

#### 3.3.6.1. Specific outcomes

- (1) The planning scheme area provides opportunities for the development of a mixture of industrial activities which contribute to projected employment growth.
- (2) Industrial activities predominantly locate within the 'industrial places' identified on the strategic framework maps (SFM-01 to SFM-04) prior to the year 2026.
- (3) The 'new industrial places' identified on strategic framework maps provide opportunities for the development of industrial activities beyond the year 2026 and up to the year 2031.
- (4) The 'future industrial places' identified on strategic framework maps provide opportunities for the development of industrial activities beyond the year 2031.
- (5) The 'future industrial 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 industrial development over the longer term.
- (6) The development of 'new industrial' and 'future industrial' places is undertaken in accordance with an approved structure plan.
- (7) All industrial places are developed in a manner which achieves the following:
  - (a) good access to major transport networks to enhance connectivity with markets;
  - (b) timely delivery of necessary urban infrastructure;
  - (c) minimisation of land use conflicts, particularly with sensitive land use;
  - (d) avoidance and protection of matters of environmental significance, or where adverse impacts are unavoidable, impacts are minimised and mitigated;
  - (e) avoidance of impacts from natural hazards or where adverse impacts are unavoidable,

- impacts are minimised and mitigated; and
- (f) a variety of lot sizes to accommodate a range of different industrial development options.
- (8) Medium impact industry predominantly occurs in medium impact industry zones allocated in the localities of Barmaryee and Hidden Valley.
  - (9) Low impact industry and service industry predominantly occurs in identified industrial places at Barmaryee, Hidden Valley and Yeppoon.
  - (10) Industrial zoned land along Tanby Road continues to develop as a mixture of low impact industry and service industry.
  - (11) High impact industry and special industry do not develop in the planning scheme area.
  - (12) The integrity of all industrial places is maintained and is not compromised by the establishment of sensitive land uses within or adjoining industrial places.
  - (13) The built form and site layout of development within all industrial places allows for the safe and functional operation of industrial activities, while minimising potential scenic amenity impacts on any adjoining sensitive land use or on important scenic transport routes.
  - (14) Development in industrial places provides landscaping treatments to minimise visual impacts from matters including but not limited to building bulk, advertising clutter, siting of plant and equipment, vehicles, and other materials:
    - (a) where located adjacent to scenic transport routes and the entrances to the Capricorn Coast communities; or
    - (b) where adjacent to residential zones and recreation corridors.

### 3.3.6.2. Land use strategies

- (1) Sufficient land within identified industrial places is zoned low impact industry or medium impact industry to accommodate forecast employment growth needs for industrial development.
- (2) While this planning scheme does not contemplate high impact industry and special industry, such activities are provided for in the Stanwell-Gracemere industrial area in the neighbouring Rockhampton Regional Council planning scheme area.
- (3) New industrial places have had preliminary investigations as to their suitability for industrial development. More detailed planning may be required where there are no approvals in place to confirm the ability to provide appropriate access and infrastructure, minimise impacts on matters of environmental significance and to minimise impacts on adjoining land use.
- (4) Investigation Areas for new industry are shown on strategic framework maps (SFM-01 to SFM-04) in the following localities:
  - (a) locality of Barmaryee (Investigation Area One); and
  - (b) locality of Emu Park (Investigation Area Two).
- (5) Development potential for new industry at the locality of Barmaryee exists in Investigation Area One. Industrial development would likely entail extensions to Plover Drive and Curlew Drive with an appropriate connection to Millroy Drive. An important consideration in any design of new industrial development is the minimisation of potential amenity impacts on the rural residential land located to the north of Millroy Drive and on the Yeppoon racecourse and other recreation areas. Consequently, it will be important to utilise vegetation buffers along Millroy Drive to help visually screen the built form of future industrial development.
- (6) Development potential for new industry in the locality of Emu Park exists in Investigation Area Two. This will depend on factors including the ability to secure appropriate sites located to the south of Rockhampton-Emu Park Road which are located outside of residential urban growth places. This could potentially be on land at the eastern end of Manns Road or land at the western extent of Mann's Road. Detailed investigations into the ability to provide infrastructure to the appropriate urban standard are required, particularly the need for work along Manns Road and for the design and construction of an appropriate intersection with the State-controlled Emu Park Road. Industrial development at these localities will include low impact industry and service industry, located on a range of lot sizes. An important consideration in any

design of industrial development where directly adjoining Emu Park Road will be the dedication of vegetation buffers to help visually screen the built form of future industrial development, appropriate use of buffer areas, and an appropriate design for stormwater management given the proximity to the nearby wetlands.

- (7) Additional industrial development in the vicinity of the identified investigation areas may be appropriate where detailed investigations demonstrate that there is an appropriate site which can accommodate an appropriately designed industrial estate or development which can comply with the relevant industry zone code. The following are key considerations for advancing new industrial places:
- (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 including any signage;
  - (c) avoidance or minimisation of impacts on ecologically significant features;
  - (d) appropriate integration of industrial development into the surrounding land use;
  - (e) appropriate provision of and connection to infrastructure and the capacity of existing infrastructure; and
  - (f) appropriate minimisation of potential amenity impacts on any scenic landscape features or scenic transport routes at or adjoining the site.

### 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.

### **3.3.8. Urban infill places**

#### **3.3.8.1. Specific outcomes**

- (1) Urban infill places develop within and adjacent to the major centre zone at Yeppoon and the local centre zone at Emu Park.
- (2) Urban infill places are characterised by a mixture of accommodation activities which provide for short-term and long-term residents and which have ready access to a range of centre activities and other local services and facilities.
- (3) Urban infill places are characterised by higher site coverage, taller buildings, and greater dwelling densities compared to that which predominantly occurs in other urban place types.
- (4) In the medium density residential zone, 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 fifty (50) dwellings per hectare or more.
- (5) Streets are characterised by street trees which provide shade and character, hard footpaths for walking trips, and through pavements shared by cars and bikes.
- (6) Urban infill places provide for land uses and an urban form which are consistent with the zone code outcomes for the applicable zone allocation.
- (7) In urban infill places, the development of non-residential activities in residential category zones only occurs in identified commercial transition precincts, where uses are limited to small-scale offices, health care services and limited community activities, either through the conversion of existing dwelling houses or if on the ground level of new buildings.

#### **3.3.8.2. Land use strategies:**

- (1) Urban infill places provide opportunities for development to contribute to the provision of accommodation at higher densities and a mixture of smaller accommodation options by being allocated to the medium density residential zone.
- (2) Urban infill development will continue within and beyond the planning period.
- (3) Council will investigate the development of infrastructure incentive programs to co-ordinate replacement of ageing infrastructure in urban infill places. Development in proximity to Investigation Area Ten shown on strategic framework map (SFM-02) in the locality of Yeppoon will be investigated for such an incentives program. These areas are characterised by dated reticulated infrastructure that traverses lots at locations which reduce development potential.

### 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.

### **3.3.10. Specialised centres**

#### **3.3.10.1. Specific outcomes**

- (1) Specialised centres have a primary role in providing opportunities for the development of large format shops, warehouses and showrooms which have characteristics which are less appropriate for locating in other centres due to different built form or transport requirements which can affect amenity.
- (2) Specialised centres are located in proximity to higher order roads and do not contain a high concentration of land uses which are more suited to other centres.
- (3) Specialised centres develop in a manner which is consistent with their primary role and they do not compromise the role of any other centre.
- (4) Specialised centres are protected from the establishment of new land uses which are likely to impede the full utilisation of these places for specialty business activities.
- (5) The built form and site layout of development within specialised centres allows for the safe and functional operation of activities, while minimising potential amenity impacts on any adjoining residential category zones or on important scenic transport routes.

- (6) Development results in a high level of visual amenity when viewed from the street, public places, and the surrounding area.
- (7) In order to protect land within specialised centres for preferred land uses and enhance the growth and viability of other centres and industrial places, land uses which are more suited to other centres or industrial places do not develop within specialised centres unless it is demonstrated that a use has synergies with or supports the effective use of the entire specialist centre by the community.

### 3.3.10.2. Land use strategies

- (1) Land intended to accommodate large format shops, warehouses and showrooms is included in the specialised centre zone. This zone has been allocated to reflect larger lot sizes, existing infrastructure and land with premium frontages suitable for development likely to require sites within the planning scheme area. This zone will attract uses that will have specific access, siting and traffic requirements.
- (2) Development of more than 5,000 square metres of gross floor area will be required to demonstrate how the expansion fits with the balance of the centre and integrates with the surrounding urban places. Any new proposals for specialised centres may be required to provide an economic impact assessment on the economic impacts on other existing or planned higher order centres.
- (3) Development is designed to mitigate amenity impacts on sensitive land uses located in adjoining urban places or on major roads (particularly where adjoining a state-controlled road or scenic transport routes) by utilising design elements to minimise visual impacts from the bulk of buildings and any large blank surface areas, or by the appropriate integration of landscaping.
- (4) The development of activities considered suitable for specialised centres (such as large format shops and showrooms) occurs in proximity to Investigation Area Seven shown on Strategic Framework Map SFM-02.
- (5) Sites on Yeppoon Road and Tanby Road have high potential to transition from historical industrial uses to higher order activities. These sites are visually prominent, and have appropriate road access and infrastructure. Non-industrial activities in the form of large format shops, warehouses and showrooms may be suitable. This transition area provides an alternative location to the identified specialised centre at Hoskyn Drive. Detailed investigations for this transition should demonstrate that land can accommodate an appropriately designed development to comply with the specialised centre zone code. Particular attention must be given to the following:
  - (a) impacts on the local road network and any state-controlled roads;
  - (b) site design and habitable floor levels to mitigate any impacts of localised flooding from nearby waterways and flowpaths;
  - (c) impacts from the height, bulk and scale, and appearance of the buildings and structures (such as lighting, signage) of the centre; and
  - (d) appropriate minimisation of potential amenity impacts on any scenic landscape features or scenic transport routes at or adjoining the site.

### 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.

### 3.4. Natural environment and hazards theme

The strategic outcomes for the natural environment and hazards theme are expressed in section 3.4.1. Specific outcomes for the natural environment and hazards theme are further refined and expressed for each of the following elements:

- (1) Section 3.4.2 - Areas of ecological significance;
- (2) Section 3.4.3 - Natural hazards and climate change;
- (3) Section 3.4.4 – Coastal environment;
- (4) Section 3.4.5 – Water resources, catchment management and healthy waters;
- (5) Section 3.4.6 – Landscape and scenic amenity;
- (6) Section 3.4.7 – Emissions and hazardous materials.

#### 3.4.1. Strategic outcomes

- (1) Important areas containing matters of environmental significance and landscape features are identified and protected for their contribution to the planning scheme area's biodiversity, economic prosperity, culture, identity, character and sense of place.
- (2) Areas which are affected by natural hazards including storm tide, erosion, sea-level rise or other coastal processes, flooding, bushfire, or landslide, are identified and development does not occur in these areas if it is incompatible with the nature of the hazard or if it is likely to expose people, property and vital infrastructure to unacceptable risk.
- (3) Development does not result in adverse impacts on:
  - (a) the natural functioning of flood plains;
  - (b) environmentally significant waterways and wetlands which support biodiversity;
  - (c) waterway and wetlands which support landscape and scenic amenity values; and
  - (d) the quality of water entering waterways, wetlands, local catchments and the Great Barrier Reef Marine Park.

#### 3.4.2. Areas of ecological significance

##### 3.4.2.1. Specific outcomes

- (1) A network of nature conservation and open space places, waterways, water bodies and nature corridors or links are identified for protection within the planning scheme area.
- (2) Nature corridors or links are maintained and where appropriate, rehabilitated and expanded to support:
  - (a) the natural movement and proliferation of native species;
  - (b) ecological responses to climate change;
  - (c) the maintenance of large scale migratory lifecycle processes; and
  - (d) connectivity between significant habitat areas and areas of remnant vegetation.
- (3) Development avoids causing adverse impacts on areas containing matters of environmental significance and protects these areas from encroachment by development and human activity and the negative impacts of both (including but not limited to pollution, species or habitat loss, soil degradation due to clearing, erosion and contamination, acidification, salinity, waste disposal and modification to natural processes).
- (4) Corridors and associated buffers have dimensions which suitably provide for:
  - (a) movement of native fauna;
  - (b) viable habitat areas;
  - (c) minimisation of edge effects;

- (d) maintenance of the hydrological functions of waterways or wetlands;
  - (e) appropriate access for sustainable recreation; and
  - (f) any additional maintenance and bushfire setback functions to be located outside the areas required for ecological purposes.
- (5) Fragmentation of existing habitat areas is minimised, particularly where it impacts on the future health of populations of native fauna and flora species.

#### **3.4.2.2. Land use strategies**

- (1) Areas which are known to contain or which are likely to contain matters of environmental significance are identified by the nature places shown on Strategic Framework maps and by a series of biodiversity overlays.
- (2) Development within or adjoining specific areas affected by identified biodiversity overlays is appropriately triggered for development assessment so as facilitate the protection of the values present.
- (3) Areas known to contain or which may contain matters of local environmental significance have been identified and mapped as part of the series of biodiversity overlays to ensure that locally significant environmental matters are appropriately considered when determining the suitability of development.
- (4) Government owned land which contains matters of environmental significance has predominantly been allocated to the environmental management and conservation zone to enhance the protection of these features from inappropriate development.
- (5) Depending on the likely impacts of development, where development is proposed on a site which is identified as a nature place by a strategic framework map or by a biodiversity overlay, development may be required to provide a report prepared by an appropriately qualified person to confirm the features on the site, to assess and determine any potential impacts on the features present, and to detail any impact mitigation options.
- (6) Development avoids locations, site designs, or operations which are likely to result in adverse impacts on any areas containing matters of environmental significance within or adjoining a site.

### **3.4.3. Natural hazards and climate change**

#### **3.4.3.1. Specific outcomes**

- (1) Unacceptable risks to human life, property and vital infrastructure due to potential impacts from natural hazards including acid sulfate soils, storm tide hazard, erosion, sea-level rise or other coastal processes, flooding, bushfire, or landslide, are avoided as far as practicable.
- (2) Where development in natural hazard areas is unavoidable, the development is located, designed, constructed and operated to minimise and mitigate adverse impacts to within acceptable levels, provided that it is done in a manner which:
  - (a) does not compromise environmental values; and
  - (b) does not unduly burden disaster management response or recovery capacity and capabilities.
- (3) The potential exacerbation of adverse natural hazard impacts on development due to climate change is considered in the location and design of development.
- (4) Development maximises resilience to natural hazards.
- (5) Development does not directly, indirectly and cumulatively increase the severity of natural hazards and any adverse impacts associated with natural hazards upon the site or other sites, property and infrastructure.
- (6) Development in bushfire hazard areas is avoided where conservation and landscape protection constraints preclude necessary risk-reduction measures, including clearing and provision of adequate access.

### 3.4.3.2. Land use strategies

- (1) Consideration of the potential impacts from natural hazards due to climate change is assessed utilising the State Planning Policy direction and modelling of specific urban areas within the planning scheme area.
- (2) Inclusion of land within an urban place, industrial place, centre, rural residential place, township, specific use place or even a rural place on the strategic framework map does not necessarily mean that natural hazards are not present, rather attention needs to be given to the hazard overlays mapped in the planning scheme to identify where known or potential hazards may exist and where further investigations may be required to demonstrate the appropriateness of the development.
- (3) Development avoids locating in areas affected by all hazard overlays unless specific location and design measures are satisfied to minimise the exposure of people, property and critical infrastructure to within acceptable levels of risk.
- (4) New urban development or urban infill only occurs where it is demonstrated that it is resilient to natural hazards associated with storm tides and flooding, including potential impacts from changes in climate.
- (5) Medium and high coastal hazard areas have been identified by overlays to ensure that development on land which may be inundated by a storm tide event or by beach erosion is appropriately regulated.
- (6) Generally, development in areas of coastal hazard is limited to temporary, re-locatable or expendable development, uses which are dependent on a coastal location, or development where an overriding community need and benefit exists and no alternative site is suitable and reasonably available.
- (7) Generally, development in areas of flood hazard is limited to temporary, re-locatable or expendable development or development where an overriding community need and benefit exists and no alternative site is suitable and reasonably available.
- (8) Development affected by erosion prone area overlay may be required to prepare a shoreline erosion management plan to demonstrate that development within an erosion prone area is appropriate.
- (9) In the absence of detailed landslide hazard studies, the landslide hazard area overlay identifies areas predominantly containing slopes of fifteen (15) per cent or greater, and for the planning scheme area these areas are considered to be the landslide hazard management areas.
- (10) Development in landslide hazard area overlays needs to:
  - (a) demonstrate that the site is not subject to landslide hazard as slopes are less than fifteen (15) per cent; or
  - (b) demonstrate by a site-specific slope stability analysis and report that the site is not subject to landslide hazard and that the development will not be adversely affected by landslide hazard or affect other property.

### 3.4.4. Coastal environment

#### 3.4.4.1. Specific outcomes

- (1) Adverse development impacts on coastal environmental features including wetlands, waterways, riparian vegetation, foreshores and marine parks are avoided.
- (2) Places containing coastal environmental features including wetlands, waterways, riparian vegetation, foreshores and marine parks are predominantly maintained in their natural state unless the development is for, or associated with, coastal dependent land uses.
- (3) The undeveloped parts of coastal headlands are protected from development that adversely affects any biodiversity or scenic amenity values.
- (4) Frontal dunes (including areas directly adjacent to beaches, which may or may not be gazetted undeveloped esplanades), are maintained in their natural state and are protected from incompatible development and encroachment by domestic gardens and dumping of green

waste.

- (5) Public access to coastal environmental features including the foreshore, waterways, national parks and areas of cultural significance is maintained, provided or enhanced where it can be done in a manner which manages the adverse impacts on the features.

#### **3.4.4.2. Land use strategies**

- (1) Important coastal environmental features are identified by strategic framework maps and by planning scheme biodiversity overlays and scenic amenity overlays, to ensure that these features are protected from inappropriate development.
- (2) Impacts on the coastal environment are minimised by predominantly limiting further development along the coast to identified urban places or specific use places committed for development, unless the development is for a coastal dependent land use.
- (3) Government land which contains important coastal environmental features has been predominantly allocated to the environmental management and conservation zone to enhance the protection of these features from inappropriate development.
- (4) Development adjoining important coastal features such as foreshores and riparian areas retains these features within a secured tenure arrangement providing for environmental protection and management purposes.

### **3.4.5. Water resources, catchment management and healthy waters**

#### **3.4.5.1. Specific outcomes**

- (1) Important waterways, wetlands, groundwater management areas and flood plains in the planning scheme area are protected from inappropriate development to ensure that they continue to provide for hydrologic functions, ecological processes, nature conservation, consumption and outdoor recreation.
- (2) The quality and quantity of water available for both natural processes and consumptive uses is maintained in accordance with best practice.
- (3) Water quality and the health of associated ecosystems is achieved by:
  - (a) protecting water resource areas from the adverse impacts of development;
  - (b) regulating, monitoring and controlling the quality of water entering waterways and wetlands, in particular control of the quality and timing of water discharging from land uses having potential adverse impacts;
  - (c) achieving effective drainage, stormwater and wastewater quality management for development;
  - (d) achieving efficient and sustainable water use and improved demand management for development;
  - (e) achieving effective erosion and sediment control for development;
  - (f) achieving effective and practicable incorporation of total water cycle management and water sensitive urban design principles in development; and
  - (g) achieving identified water quality objectives for receiving waters in the planning scheme area.
- (4) The disturbance of acid sulfate soils and associated metal contaminants is avoided.
- (5) Public access and use of the coast and waterways is maintained or enhanced where it does not diminish the environmental values, supply reliability and quality of the water for future generations.

#### **3.4.5.2. Land use strategies**

- (1) Water quality performance outcomes are identified to secure the protection of healthy wetlands, waterways and groundwater resources.
- (2) Significant wetlands and waterways, and important water resource areas are identified by

overlays and development within or adjoining these areas is appropriately regulated by overlay codes so as to protect them from adverse impacts of development.

- (3) The appropriateness of development, the quality and quantity of stormwater discharge, wastewater treatment design and discharge, erosion and sediment control, and any proposed setbacks or proposed buffer areas, are a central consideration for assessable development at all locations.
- (4) Development utilises best practice for:
  - (a) stormwater discharge and wastewater treatment design and discharge;
  - (b) development setbacks and buffer areas;
  - (c) retention of riparian areas in their natural state; and
  - (d) rehabilitation of any riparian areas subject to degradation.
- (5) Areas of potential acid sulfate soils are identified and regulated by the use of overlays mapping and overlay codes.

### **3.4.6. Landscape and scenic amenity**

#### **3.4.6.1. Specific outcomes**

- (1) Development minimises potential adverse impacts on the scenic amenity associated with areas of environmental significance.
- (2) Development specifically avoids or minimises potential adverse impacts on the following scenic amenity features:
  - (a) forested coastal ridges forming the green backdrop to coastal residential settlements;
  - (b) coastal headlands consisting of National Parks;
  - (c) natural undeveloped sections of coastline foreshore;
  - (d) green breaks centred around the low-lying coastal inlets which form natural refuges reinforcing the coastal settlement pattern; and
  - (e) the Keppel Group of Islands which form an integral feature of the natural seascape.
- (3) Views from identified public viewer places (including coastline foreshores and scenic transport routes) to scenic amenity features are protected from development which would:
  - (a) significantly interrupt an existing natural skyline; or
  - (b) result in excessive bulk and scale of buildings and structures; or
  - (c) result in the removal of significant vegetation which is not replaced with appropriate landscaping as part of the development; or
  - (d) result in permanent scarring on natural landscapes by way of road cuttings, pathways, pipelines, transmission lines and the like.

#### **3.4.6.2. Land use strategies**

- (1) Important community values associated with the scenic amenity of the natural environment and landscape features of the planning scheme area are identified by a series of scenic amenity overlays for protection and management.
- (2) Areas of landscape and scenic amenity management features may be appropriate for development subject to various matters being appropriately addressed, including but not limited to the following:
  - (a) minimum lot sizes and suitability for house sites;
  - (b) vegetation retention;
  - (c) amount of earthwork and design of retaining walls;
  - (d) the location of development as it relates to viewer places; and

- (e) building height.
- (3) The scenic amenity values associated with the natural environment and landscape are appropriately triggered by overlays and provisions for developments are set out in overlay codes and planning scheme policies.
- (4) Depending on the likely impacts of development, where development is proposed on a site which is identified as an area of landscape and scenic amenity on overlay mapping, an applicant may be requested to provide a visual impact assessment report to address the potential landscape and scenic amenity impacts associated with the proposed development.

### **3.4.7. Emissions and hazardous materials**

#### **3.4.7.1. Specific outcomes**

- (1) The health, amenity and safety of communities, individuals and the natural environment are protected from the adverse impacts of air, noise and odour emissions, and from the impacts of hazardous materials.
- (2) Development which generates or has potential to generate significant air, noise and odour emissions:
  - (a) is appropriately separated and buffered from sensitive land use relative to the potential for adverse impacts on the sensitive land use; and
  - (b) is designed and operated in a manner which avoids adverse impacts on sensitive land use and the natural environment.
- (3) The interface between established industrial activities and land zoned for industry, and established sensitive land use and zones providing for sensitive land use, is planned and managed in a manner which:
  - (a) avoids or minimises adverse impacts on the health and safety of sensitive land use;
  - (b) mitigates impacts on amenity in a practicable manner; and
  - (c) avoids the intensification of sensitive land use or further encroachment of sensitive land use where it limits or compromises the operations of established industrial activities or the potential to develop industry category zones for appropriate land uses.
- (4) The risk of harm to the natural environment, people, property and future development is minimised by ensuring that former mining and extractive industry sites, former landfill and refuse sites, land with unexploded ordnances or land identified within the Queensland contaminated land register is appropriately rehabilitated and restored to a socially and environmentally acceptable standard.
- (5) Development involving the storage and handling of hazardous materials is appropriately located, designed, constructed and operated to minimise health and safety risks to communities and individuals and adverse impacts on the natural environment.

#### **3.4.7.2. Land use strategies**

- (1) Development which creates or uses hazardous materials or development which generates or has potential to generate significant air, noise and odour emissions, such as air services, medium impact industry, high impact industry, special industry, intensive animal industry, intensive horticulture, extractive industry, forestry, motor sport facilities, major sport, recreation and entertainment facilities, or major utility installations (such as landfill, sewage treatment plants and the like), is encouraged to locate appropriate distances from sensitive land use (particularly if they are concentrated together in large numbers), future urban places (particularly where they are likely to develop sensitive land uses), or other places or features at risk from adverse impacts from emissions (such as potable water supply areas).
- (2) Sensitive land uses avoid locating in industry category zones, buffer areas, and within proximity to the location of any established or approved air services, medium impact industry, high impact industry, special industry, intensive animal industry, intensive horticulture, extractive industry, forestry or major utility installations (such as landfill, sewage treatment plants and the like), unless the sensitive land use is a caretaker's residence or it is demonstrated that the

sensitive land use is compatible with and does not limit or compromise these zones or established uses.

- (3) To demonstrate the appropriateness of development and its proposed location and design, detailed planning investigations are undertaken where development which creates or uses hazardous materials or which generates or has potential to generate significant air, noise and odour emissions, and sensitive land uses are proposed for location in proximity to each other.
- (4) Planning investigations which might be required (depending upon the nature of development and surrounding land use) include but are not limited to the following:
  - (a) Community impact surveys;
  - (b) Complaints analysis;
  - (c) Air, noise and odour impact assessments;
  - (d) Hazard and risk assessments; and
  - (e) Other investigations and reports deemed important to demonstrate the appropriateness of the proposal.

### **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.

### **3.6. Transportation and movement theme**

The strategic outcomes for the transportation and movement theme are expressed in section 3.6.1. Specific outcomes for the transportation and movement theme are further refined and expressed for each of the following elements:

- (1) Section 3.6.2 - Public and active transport;
- (2) Section 3.6.3 - Road network;
- (3) Section 3.6.4 - Rail network;
- (4) Section 3.6.5 - Air transport;
- (5) Section 3.6.6 - Marine transport;
- (6) Section 3.6.7 – Stock routes.

#### **3.6.1. Strategic outcomes**

- (1) Connectivity between accommodation activities, centres, and places providing for employment, community activities and recreation, is enhanced by the provision of a safe and efficient transport and movement network.
- (2) The transport and movement network supports the settlement pattern and the economy of the planning scheme area by facilitating the efficient and safe movement of people, goods, resources and materials both within the planning scheme area and to and from other areas outside the planning scheme area.
- (3) The transport and movement network (including the location and design of future links) is designed to minimise impacts on existing and future communities, natural environments and scenic amenity.
- (4) Development does not compromise the safety, efficiency, effectiveness and operation of the transport and movement network.
- (5) The transport and movement network encourages and supports active lifestyles by providing for integrated walking, cycling and public transport infrastructure to support a progressive reduction in car dependency.

#### **3.6.2. Public and active transport**

##### **3.6.2.1. Specific outcomes**

- (1) Development contributes to the establishment and extension of safe and convenient active transport networks catering for pedestrians, cyclists, mobility scooters and the like.
- (2) Development contributes to the establishment and extension of safe and convenient public transport networks.
- (3) Centres are designed and developed to include safe and convenient public transport stops and interchanges.
- (4) Where practicable, development in and around centres contributes to a high quality pedestrian environment, including weather protection, seating and street trees and safe parking for bicycles.

### 3.6.3. Road network

#### 3.6.3.1. Specific outcomes

- (1) The local road hierarchy and its connection to State-controlled roads are safe, efficient and legible for all road users.
- (2) Development contributes to or provides local roads which support the State-controlled road network, to the extent provided for by the council's infrastructure plans.
- (3) Development recognises the identified function of roads within the state and local transport network, and provides an acceptable level of access to, and impact on, each road. In particular:
  - (a) the interregional functions of the Bruce Highway for freight and all passenger vehicles, are protected through limited access and, where possible, appropriate separation distances between development and the road corridor;
  - (b) the intraregional function of major roads which provide access for freight, all vehicles, cyclists and pedestrians between centres and industrial and employment areas is protected by ensuring there are no significant impacts due to access arrangements with development on adjoining land and, where necessary, separation or buffering between incompatible development and the road corridor; and
  - (c) the local road network provides safe connections to higher order roads for cyclists, pedestrians and all vehicles.
- (4) The safety, efficiency and effectiveness of all existing and future road networks are protected from incompatible land uses and the impacts of development.
- (5) Important future major road links are identified and they are not compromised by development.
- (6) The road network accommodates and prioritises a variety of transport needs, including:
  - (a) freight;
  - (b) public transport; and
  - (c) pedestrian and cycle paths.

#### 3.6.3.2. Land use strategies

- (1) Important future road links are strategically identified to help protect these areas from inappropriate development which could limit or compromise their development in the future.
- (2) Important future road links require detailed investigations and planning to determine more precisely a suitable alignment, with particular regard given to matters of environmental significance, scenic and landscape values, and other constraints.

### 3.6.4. Rail network

#### 3.6.4.1. Specific outcomes

- (1) The safety and efficiency of existing and planned rail networks are protected from incompatible land uses.

### 3.6.5. Air transport

#### 3.6.5.1. Specific outcomes

- (1) Air space, air traffic and key access routes associated with the Rockhampton airport are protected from development which may compromise its safe and efficient operation and continued development.

### 3.6.6. Marine transport

#### 3.6.6.1. Specific outcomes

- (1) Rosslyn Bay Harbour continues its primary role as a major marine transport hub and gateway

to the Keppel Group of Islands and other marine environmental features.

- (2) Development at the Rosslyn Bay Harbour is supported by an efficient road network connecting the Harbour to Emu Park, Yeppoon and beyond to Rockhampton.
- (3) The planning scheme area has marine transport infrastructure having sufficient capacity to cater for growing demand and need.
- (4) Watercraft launching and retrieval facilities develop at appropriate locations along the Capricorn Coast where:
  - (a) it can be efficiently serviced by Council infrastructure;
  - (b) adverse impacts on environmental values can be mitigated to a reasonable extent;
  - (c) safe all tide access can be provided; and
  - (d) impacts on existing sensitive land uses are mitigated.

#### **3.6.6.2. Land use strategies**

- (1) In recognition of the growing demand and need for additional boat launch and retrieval capacity, investigations continue to assess options and potential for:
  - (a) new watercraft launch and retrieval facilities;
  - (b) upgrade to existing watercraft launch and retrieval facilities; and
  - (c) upgrade to or new vehicle and trailer parking facilities.

#### **3.6.7. Stock routes**

##### **3.6.7.1. Specific outcomes**

- (1) The use of declared stock routes for stock movement and other compatible purposes is not compromised by development.

### **3.7. Infrastructure and services theme**

The strategic outcomes for the infrastructure and services theme are expressed in section 3.7.1. Specific outcomes for the infrastructure and services theme are further refined and expressed for each of the following elements:

- (1) Section 3.7.2 - Interregional networks;
- (2) Section 3.7.3 – Local area networks.

#### **3.7.1. Strategic outcomes**

- (1) Infrastructure and services are planned and delivered in a logical, timely and cost effective manner which:
  - (a) supports the identified settlement pattern,
  - (b) is fit for purpose;
  - (c) is sensitive to cultural and environmental values;
  - (d) meets the long term needs of the community, industry and business; and
  - (e) achieves the desired standards of service in Part 4.

#### **3.7.2. Interregional networks**

##### **3.7.2.1. Specific outcomes**

- (1) Key sites and corridors for current and future infrastructure and services including those identified on strategic framework maps SFM-01 to SFM-04 are protected from inappropriate development.
- (2) Federal, State and approved private infrastructure networks are delivered in an integrated and

co-ordinated way that supports the settlement pattern.

- (3) Telecommunications infrastructure meets the needs of the community, industry and business.
- (4) Utility installations and infrastructure services and their corridors including bulk water supply networks, gas pipelines, major electricity infrastructure and substations, are protected from encroachment and impacts of development.
- (5) Development is provided with energy adequate to satisfy community needs and where possible accommodate sustainable/alternative energy options such as solar.

### **3.7.3. Local area networks**

#### **3.7.3.1. Specific outcomes**

- (1) The local function component of State and Federal infrastructure networks is recognised as a legitimate and integral function of these networks.
- (2) Local areas are supplied with infrastructure meeting specified desired standards of service which meet the need of residents and other users, in a timely manner and in accordance with the Council's infrastructure planning.
- (3) Development in urban places, industrial places and centres is serviced by or connected to:
  - (a) a reliable supply of potable water;
  - (b) a reliable sewerage network;
  - (c) effective stormwater drainage and treatment;
  - (d) an effective and safe transport network;
  - (e) a reliable and safe electricity network; and
  - (f) communication networks.
- (4) Waste is safely and efficiently managed to meet relevant environmental requirements at the optimal cost.
- (5) Opportunities for renewable and alternative energy generation occur where local infrastructure network, environmental and community impacts are mitigated.
- (6) Development contributes to the delivery of necessary infrastructure to the extent provided for by Councils infrastructure planning and adopted Council infrastructure charging and conditioning arrangements.

#### **3.7.3.2. Land use strategies**

- (1) The primary and most cost-effective water supply source for urban development on the Capricorn Coast will continue to be that provided by the Water Park Creek catchment.
- (2) The Rockhampton to Yeppoon water pipeline provides a secondary means to supply water to accommodate additional growth at the coast should additional water entitlements not be secured from Water Park Creek.

## **3.8. Natural resources and economic development theme**

The strategic outcomes for the natural resources and economic development theme are expressed in section 3.8.1. Specific outcomes for the natural resources and economic development theme are further refined and expressed for each of the following elements:

- (1) Section 3.8.2 – Rural land;
- (2) Section 3.8.3 – Mining and extractive and mineral resources;
- (3) Section 3.8.4 – Forestry;
- (4) Section 3.8.5 – Marine resources;
- (5) Section 3.8.6 - Tourism.

### 3.8.1. Strategic outcomes

- (1) Important nature places and marine environments which underpin current and emerging tourism opportunities and important lifestyle values of residents are identified and protected.
- (2) The economy continues to grow and provides the community with a diverse range of employment opportunities.
- (3) The sectors of tourism, agriculture, horticulture, aquaculture, resource extraction and forestry are strong and continue to develop at appropriate locations to contribute to the local economy.
- (4) The valuable natural resources of the planning scheme area which include agricultural land Class A and Class B, extractive and mineral resources, marine resources, water resources and forestry resources, are utilised in a sustainable manner and are not compromised by inappropriate development.

### 3.8.2. Rural land

#### 3.8.2.1. Specific outcomes

- (1) Land with productive capacity, including agricultural land Class A and Class B which is not identified for future urban development, is protected from development which would alienate, fragment or otherwise limit its potential for productive rural activities.
- (2) Industries which add value to existing rural production are encouraged where:
  - (a) they have access to appropriate infrastructure;
  - (b) their impacts are managed;
  - (c) they do not unreasonably impact on environmental values, scenic amenity or other rural activities; and
  - (d) adverse impacts on concentrations of sensitive land uses are avoided or can be effectively mitigated.

#### 3.8.2.2. Land use strategies

- (1) The loss of productive rural land or rural land having productive potential is minimised by focussing urban development in the urban places, centres, specific use places and industrial places identified by strategic framework maps SFM-01 to SFM-04.

### 3.8.3. Mining and extractive and mineral resources

#### 3.8.3.1. Specific outcomes

- (1) State, regional and locally significant extractive resources and any existing operations are identified and protected from development which prevents or constrains the current or future extraction or transportation of the resource.
- (2) Development for mining and extractive industry minimises adverse impacts on areas containing matters of environmental significance, local infrastructure networks or concentrations of sensitive land uses.
- (3) Sensitive land uses do not encroach upon nor intensify at the location of:
  - (a) the Key Resource Area of Nerimbera; or
  - (b) the Key Resources Area of Pink Lilly; or
  - (c) mining operations; or
  - (d) identified known or potential resource deposits.

#### 3.8.3.2. Land use strategies

- (1) Development for mining or extractive industry is encouraged to occur at locations where:
  - (a) any adverse impacts on sensitive land uses located in urban places, rural residential

- places or in townships can be minimised; and
  - (b) it has direct access to a road constructed to an appropriate standard to accommodate heavy vehicle usage.
- (2) New sensitive land uses are not encouraged to establish at locations likely to adversely affect the operation of an existing lawful mining or extractive industry operation, with the only exception being for an appropriately designed and located caretaker's residence.
  - (3) Reconfiguration of a lot below acceptable minimum lot sizes, which allows for the potential intensification of sensitive land uses, is avoided at locations identified as having known or potential extractive resources so as to minimise potential impediments to its future extraction.

### **3.8.4. Forestry**

#### **3.8.4.1. Specific outcomes**

- (1) Development for forestry occurs at locations where:
  - (a) areas of ecological significance can be avoided;
  - (b) any adverse impacts on sensitive land uses located in urban places, rural residential places or in townships can be minimised; and
  - (c) it has direct access to a road constructed to an appropriate standard to accommodate heavy vehicle usage.
- (2) Sensitive land uses do not encroach upon or intensify at the location of an existing or future planned forestry operation.

### **3.8.5. Marine resources**

#### **3.8.5.1. Specific outcomes**

- (1) The significant inshore and offshore marine resources of the planning scheme area are identified and protected from the adverse impacts of development.
- (2) The ecological significance of high conservation value wetlands and marine parks are protected from the adverse impacts of development.
- (3) Declared fish habitat areas including but not limited to the Fitzroy River, Cawarral Creek and Corio Bay are protected from physical disturbance or other adverse impacts of development.
- (4) Access to declared fish habitat areas for commercial, indigenous, and recreational purposes is maintained at a sustainable level.

### **3.8.6. Tourism**

#### **3.8.6.1. Specific outcomes**

- (1) Tourism and ecotourism development providing short-term accommodation for tourists and visitors primarily locates at identified urban infill places or specific use places.
- (2) Major tourist resorts and accommodation activities providing for short-term accommodation develop at tourism specific use places identified on the strategic framework maps SFM-01 to SFM-04.
- (3) The location of new or existing supporting services, infrastructure and operations to support the management and maintenance of major tourism resorts and ecotourism developments, may be located separate to main resort operations. This is in response to the kind of infrastructure required, and the location and nature of the major tourism resort or ecotourism development.
- (4) Tourism focussed uses only develop in urban places, rural places, nature places, or townships if:
  - (a) the development:
    - (i) is in proximity to unique cultural, historical or natural environment features; or

- (ii) where located in a rural place, it achieves the relevant specific outcomes for rural places as identified in section 3.3.5.1; and
- (b) appropriate infrastructure is provided;
- (c) any cultural, historical or natural environmental features present are not adversely affected by the development; and
- (d) where located in a rural place, it does not limit or compromise the ability to use agricultural land Class A or Class B, or the capacity for land in rural places to be used for other productive agricultural or resource development purposes.

