# FRASER COAST

## FRASER COAST PLACE TYPES AND URBAN DESIGN PRINCIPLES

JANUARY 2025

Fraser Coast
REGIONAL COUNCIL

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FRASER COAST FESTIVAL // QUEENSLAND

# PLACE TYPES

# 01

# Uniquely Fraser Coast

OUR PLACE TYPES

These thirteen (13) place types are representative of the region's unique identity, what we value, and what is important as growth is managed for the future.



### ACTIVITY NODE

Activity nodes are concentrated and dynamic centres catering for a mix of uses and a higher residential density.



### URBAN NEIGHBOURHOOD

Evolving areas that provide a compact neighbourhood that delivers increased housing density and diversity, whilst well connected and walkable to services.



### SUBURBAN NEIGHBOURHOOD

Areas that are made up of a mix of new and existing low density homogeneous housing on larger lots.



### COMMUNITY FACILITIES

Community facilities areas provide for community-related uses, activities and facilities, whether publicly or privately owned, including transport and telecommunication networks, government purposes, community and cultural facilities, and cemeteries.



### SPORT AND RECREATION

Sport and Recreation areas provide for a variety of cultural, educational, recreation and sporting use and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts.



### OPEN SPACE

Open space areas provide recreational parks and passive open spaces for the informal and active needs, facilities and infrastructure to support residents and visitors. The area may also accommodate open space required for environmental protection, foreshore management, drainage or amenity purpose.



### RURAL TOWNSHIP

Small activity centres and residential neighbourhoods that are surrounded by rural residential, and rural and natural landscapes.



### RURAL RESIDENTIAL

Low-density residential living in a non-urban setting, usually featuring detached houses on larger properties and being separated from urban services.



### COASTAL VILLAGE

Small discrete residential settlements that are designed to complement the coastal/ beachside character.



### ENVIRONMENTAL MANAGEMENT AND CONSERVATION

Environmental management and conservation areas provide for the management, protection and restoration of areas that support biological diversity, ecological integrity, naturally occurring landforms and coastal processes.



### ENTERPRISE, EDUCATION AND EMPLOYMENT

Areas that accommodate specific employment generating uses related to trade , business, education, medical and industry.



### RURAL AND NATURAL LANDSCAPES

Areas that encompass the extensive, open rural areas and natural environmental features of the region.



### LIMITED DEVELOPMENT

Limited Development areas are significantly affected by one or more development constraint.

# ACTIVITY NODE

Activity nodes are concentrated and dynamic centres catering for a mix of uses such as retail, community facilities, employment, commercial, entertainment, short -term and permanent accommodation.

These nodes are highly accessible being centred around public and active travel services, facilities and networks.

The activity nodes of Maryborough CBD, Pialba, Urangan Harbour, Urangan, Torquay and Scarness will consolidate residential and tourism development in the vicinity of these desirable locations, providing a denser and higher standard of development, mostly in a medium to high-rise built form.

The compact mix of uses and well-designed public realm create attractive and functional buildings, streets and places in keeping with the primary role and focus of the activity node.

This will contribute to the creation of an active, safe, and legible public realm that will provide opportunities for social interaction and activities for residents and visitors. The highly permeable street network is convenient, attractive and pedestrian-friendly with shade, safety and character in mind.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Principal Centre Zone, High Density Residential Zone, Mixed Use Zone

***Preferred Land Use- Hervey Bay and Maryborough Principal Centres***

As the civic centres for the Fraser Coast region, the Maryborough and Pialba principal centre s are the highest order Activity Nodes. Retail and commercial, entertainment venues, hospitality, residential and short-term accommodation in mixed-use building format, government and health services, cultural and educational facilities, service industries and community services.

***Preferred Land Use – Urangan Harbour and Hervey Bay Esplanade Activity Nodes***

Business, commercial and retail, hospitality, entertainment venues, service industries, recreation, high-density residential and short-term accommodation in mixed-use building format.

***Preferred Built Form***

Development creates functional and vibrant buildings and streets by incorporating mixed-use medium to high rise buildings which exhibits high-quality architecture, landscaping and urban design principles, and is consistent with the intended function, amenity and character of the activity node. Residential buildings incorporate non-residential uses at street level and active frontages to activate the public realm. In the Maryborough activity node, local heritage and character is to be protected by retaining character streetscapes and reinforce the unique sense of place and local identity.

***Preferred Amenity***

People focused environment with activated streets. The mix of activity, vibrant public realm and varied high density residential and short-term accommodation supports a 24-hour economy.

***Standard of Infrastructure***

Reticulated water and sewerage system, high quality verge investment for roads, well connected pedestrian, bicycle, public transport and road transport network and infrastructure. Establishment of highly permeable street network that is safe and convenient for movement of active transport.



BREWERY // PERTH

Create places for people to live, work and play.


Active Streets

# DESIGN GUIDE

***Mix-Use***

Offer a mix of uses, retail and commercial businesses, residential dwellings, community services and facilities to create an attractive, accessible and inclusive centre that promotes activity, vibrancy and economic growth.

***Density***

Deliver higher density residential opportunities in activity node locations as they are places of high activity, and are easily accessible by walking, cycling or public transport.

***Connectivity***

Integrate linkages and connections into the design of new developments by encouraging public transport accessibility and use whilst providing pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre, whilst ensuring there are walkway and bikeway linkages to a wider network. Public transport hubs should link the activity nodes to surrounding neighbourhoods.

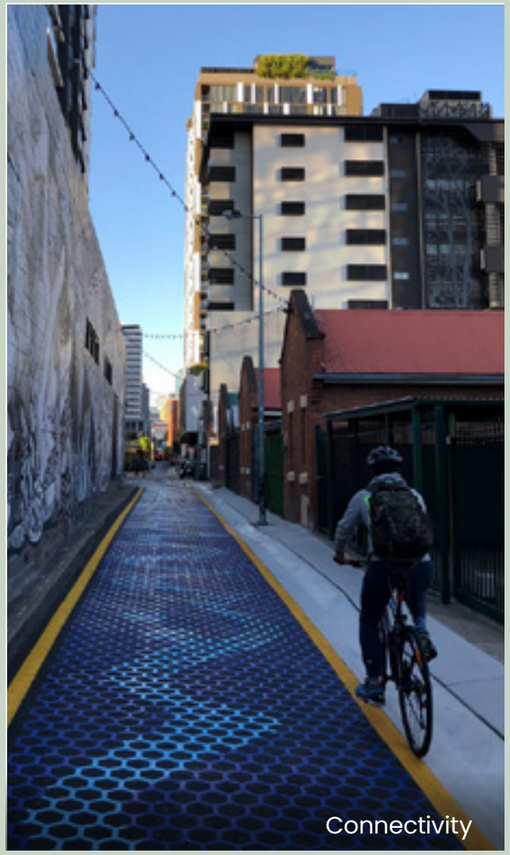
***Public Spaces***

Public spaces are well designed to be attractive and safe places for social and community gathering.

***Active Streets***

Streets should be convenient, attractive, and pedestrian-friendly, featuring verge pathways and appealing landscaping. The integrated streetscape interface must create a pedestrian-scaled, comfortable, attractive, and sheltered public realm that encourages pedestrian activity.

**Section 2, 3 and 4 provides overarching guidance on matters to consider and incorporate to create great urban places on the Fraser Coast.**


Connectivity


Density near Amenity

# URBAN NEIGHBOURHOOD

Urban neighbourhoods can be defined as evolving areas that provide well-connected, walkable services and more compact neighbourhoods with an increased mix of housing density and diversity. Urban Neighbourhoods (Infill) are found within older established areas that consolidate residential development around retail, hospitality, employment and community hubs, education facilities and entertainment precincts. Urban Neighbourhoods (Expansion) are identified as new greenfield communities that have the capacity to deliver higher density of residential development whilst maintaining the desired outcome of housing diversity, compact neighbourhood and connected communities.

The Urban Neighbourhoods take shape in varying forms, from low and medium density to areas identified for higher density.  Established areas provide a greater density closer to the Activity nodes and the Enterprise, education and employment areas, which are more active travel-oriented and provide a greater mix of uses. Urban neighbourhoods provide convenient access to a range of mixed uses such as retail, community services, open space and employment that provide the day-to-day needs, whilst ensure social infrastructure and local services are located within the heart of these communities. These mixed uses are generally accessible by public and active transport corridors with local shops and schools located within walkable distance from residents' homes.

Urban neighbourhoods comprise a diversity of housing to cater for all household types, including detached dwellings, townhouses, triplexes and multi-storey apartments that increase the diversity of housing available in a form that is compatible with and sympathetic to the local character and the sub-tropical climate of the Fraser Coast.

The streets within the Urban neighbourhoods' balance traffic, pedestrians and cyclists, while featuring street trees for shade and amenity, appropriately designed footpaths and bikeways for accessibility. Walking or cycling down a street provides a positive, comfortable and safe experience. These neighbourhoods also feature open space/parks that include facilities such as a playground, furniture and toilets to cater for the local community.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Low density residential Zone, Low-medium density residential Zone, Medium density residential Zone, High density residential zone

***Preferred Land Use***

Mixed-residential supported by walkable neighbourhoods that integrate with active transport and public transport networks, activity centre, open space and recreational areas as well as community and educational facilities. Diverse mix of high quality, well design and visually attractive higher density residential and short-term accommodation choices including multi storey apartments that include short-term and permanent accommodation, resort complexes and rooming accommodation that are concentrated around the activity nodes. Within other areas of the Urban Neighbourhood, high-quality, low to medium-rise infill development such as detached dwellings, townhouses, dual occupancies, triplexes and low-rise apartments provide an increase in the diversity of housing.

***Preferred Amenity***

Located on or close to major road networks that reinforce the activity nodes and enterprise, education and employment areas within walking distance to services and open spaces that consist of shade, street lighting and walkability.

***Standard of Infrastructure***

Full range of urban services to support the needs of the community, including green corridors, open space, sport and recreation facilities, roads and transport corridors and public transport network, pedestrian and cycle paths, reticulated water and sewerage, stormwater drainage and electricity and telecommunication infrastructure.



NEWSTEAD SERIES // BRISBANE

Diversity in Density and Design.

# URBAN NEIGHBOURHOOD (INFILL)

Urban neighbourhoods (infill) can be defined as evolving areas that provide well-connected, walkable services and more compact neighbourhoods with an increased mix of housing density and diversity.

Urban Neighbourhoods (Infill) are found within older established areas that consolidate residential development around retail, hospitality, employment and community hubs, education facilities and entertainment precincts.

The redevelopment of older established areas is gradual, resulting in improved neighbourhood outcomes that will see the higher density infill development envisaged to be located within areas of higher levels of amenity, existing infrastructure and proximity to activity nodes, employment and transport opportunities.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Low density residential Zone, Low-medium density residential Zone, Medium density residential Zone, High density residential zone

***Preferred Land Use***

Mixed-residential supported by walkable neighbourhoods that integrate with active transport and public transport networks, activity centre, open space and recreational areas as well as community and educational facilities. Diverse mix of high quality, well design and visually attractive higher density residential and short-term accommodation choices including multi storey apartments that include short-term and permanent accommodation, resort complexes and rooming accommodation that are concentrated around the activity nodes. Within other areas of the Urban Neighbourhood, high-quality, low to medium-rise infill development such as detached dwellings, townhouses, dual occupancies, triplexes and low-rise apartments provide an increase in the diversity of housing.

***Preferred Amenity***

Located on or close to major road networks that reinforce the activity nodes and enterprise, education and employment areas within walking distance to services and open spaces that consist of shade, street lighting and walkability.

***Standard of Infrastructure***

Full range of urban services to support the needs of the community, including green corridors, open space, sport and recreation facilities, roads and transport corridors and public transport network, pedestrian and cycle paths, reticulated water and sewerage, stormwater drainage and electricity and telecommunication infrastructure.



ATRIA // HAMILTON REACH

Mid-rise development adds diversity of product.



High Density Amenity

# DESIGN GUIDE

***Higher Density Residential Development***

Encourage density in desirable locations that are located near the activity nodes and enterprise, education and employment areas

***Diverse Housing Offer***

Deliver diverse housing catering to a diverse community demographic.

***Walkability and Connectivity***

Enable access to surrounding areas through pathways, transit linkages, and an integrated built form.

***Integrated Landscape***

Create green spaces that provide amenity and soften the appearance of buildings.

**Section 2, 3 and 4 provides overarching guidance on matters to consider and incorporate to create great urban places on the Fraser Coast.**



Innovative Design



Activity centres enhance resident liveability

# URBAN NEIGHBOURHOOD (EXPANSION)

Urban Neighbourhood (expansion) areas are located at the edge of the existing developed areas and are consolidated around Activity nodes, Enterprise, employment and education areas, district, neighbourhood and local activity areas.

These areas have been identified for the intended use of urban purposes for future growth of the region. Urban neighbourhoods located within the new greenfield sites, are structure/master planned to ensure the site is developed into an efficient, coordinated development that provides for safe, healthy and sustainable new urban communities that provide for diversity of housing, local services, transport and infrastructure that is integrated into the surrounding urban fabric.

These master-planned areas aim to create neighbourhoods with a strong sense of community identity, reflecting the key elements of the Fraser Coast lifestyle. They will feature a mix of land uses, lot sizes, and housing types to accommodate the diverse housing needs of both current and future residents.

These new communities will integrate with existing neighbourhoods, allowing for future connections and enhancing linkages between each area. This design promotes walkable communities that are well-connected to enterprises, employment opportunities, educational facilities, open spaces, recreation areas, community service centres, and other essential services.

The development of these areas will be carefully planned to ensure that they are well-serviced, with infrastructure such as roads, active travel paths, and open spaces to support community needs. Developments that may compromise the optimal potential of urban neighbourhoods will not be permitted.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Emerging Communities Zone.

***Preferred Land Use***

Diversity of dwelling types, which include detached houses on a range of lot sizes, attached housing, multiple dwellings and other forms of housing whilst integrating with open space, urban services, transit opportunities and pedestrian and cycle pathways.  Small-scale retail and businesses are to service the immediate residential community and do not undermine the activity nodes or enterprise, education and employment areas.

***Preferred Built Form***

Mixed-built form that incorporates high-quality urban design principles and landscaping that contribute to an attractive, safe streetscape.

***Preferred Amenity***

Co-ordinated infrastructure, localised services and a high level of walkability, creating a vibrant neighbourhood and high-quality environments.

***Standard of Infrastructure***

Reticulated water and sewerage systems, connections to the rail trail pedestrian and cyclist link, and access to open spaces, recreation areas, and public transport infrastructure aim to maximise connectivity with existing urban areas.



HARMONY // SUNSHINE COAST

Deliver mixed-used developments to diversify user populations and unlock urban potential.



Mixed-Residential Offer

# DESIGN GUIDE

***Residential Mix***

Diversity of detached houses, attached housing, multiple dwellings and affordable housing on various sized allotments that are integrated into the master/structure plan of the community.

***Density in Desirable Locations***

Density is located on the edge of the urban fabric and future planned development that support walkable neighbourhoods and are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities.

***Natural Environment***

Maintaining and enhancing green corridors for environmental and waterway purposes whilst maintaining access to local open space and street trees. Development is to not have a negative effect or adverse impact on areas of environmental significance and ecological processes.

***Mobility***

Development and newly emerging neighbourhoods are well connected by an integrated network of streets, active travel and open space as part of the greenfield community master/structure plan.

***Shared Streets***

Pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement by designing verge pathways, established shaded and attractive streetscape.

**Section 2, 3 and 4 provides overarching guidance on matters to consider and incorporate to create great urban places on the Fraser Coast.**



Shared Streets



Outdoor Environment and Mobility

# SUBURBAN NEIGHBOURHOOD

Suburban neighbourhoods comprise of most developed areas in the Fraser Coast region and are typically characterised by established vegetation, especially within the streetscape.

These existing suburban areas generally consist of low-density residential developments and a high proportion of detached dwellings on large residential lots. This is an essential part of Fraser Coast's identity, providing an attractive and spacious lifestyle. The suburban neighbourhoods are spread across the developed areas of Maryborough and Hervey Bay, situated next to higher-density urban neighbourhoods that are directly connected to activity centres and hubs. Within these neighbourhoods, community centres are conveniently located to provide daily necessities for residents.

The suburban neighbourhoods also include community facilities and parks to serve the local community. Suburban neighbourhoods extend through Craignish, Dundowran Beach, north Nikenbah, Wondunna, Eli Waters, River Heads and part of Maryborough and are primarily established as detached dwellings and low-density neighbourhoods. Within these existing neighbourhoods, new development is a facility with an increased diversity of high-quality housing designed to maintain the local character and the sub-tropical setting of the region while providing detached dwellings on smaller lots, secondary dwellings, and dual occupancies.

Lot sizes and dimensions that maintain and do not compromise the intent of low-density detached housing character of the suburban neighbourhood.

Limited non-residential development, such as corner stores and home-based businesses, are generally supported when directly supporting the day-to-day needs of the immediate residential community and do not undermine the viability of the centres.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Low density residential Zone.

***Preferred Land Use***

A diverse mix of high quality, well-designed and visually attractive lower density residential use, dwelling houses and dual occupancies incorporating 1, 2 and 3 bedrooms at affordable prices. When consistent with the prevailing scale and residential character of the surrounding area, residential care facilities, retirement facilities, rooming accommodation and community residences may be established in these areas.

***Preferred Built Form***

Lower-density residential uses contribute to the intended character of the zone and deliver a low-rise form. The development responds to the site characteristics by delivering a high level of residential amenity with well-considered design and setbacks to adjoining properties.

***Preferred Amenity***

Walkable to local services and open space. Suburban neighbourhoods provide landscaping that contributes to the visual amenity and privacy of residents with established shade street trees and attractive streetscape.

***Standard of Infrastructure***

Provided with full range of urban services to support the needs of the community including parks, well-maintained roads, active transport and public transport networks, reticulated water and sewerage (unless otherwise specified), drainage, electricity and telecommunications.



TOWNHOUSE // QUEENSLAND

Create a social neighbourhood through the development of townhouses and triplexes.



Townhouse Interventions

# DESIGN GUIDE

***Deliver Gentle Density***

Encourage Gentle Density within the Suburban neighbourhoods by incorporating dwellings on small lots, detached secondary dwellings, dual occupancies (duplex), secondary dwellings (granny flats), low-rise triplexes apartment/units, to response to the changing households by providing greater housing choices. Density interventions within Suburban neighbourhoods respect the existing built form whilst complimenting the existing urban fabric of the area.

***Responsive Redevelopment***

Built form has a scale, proportions and height that contributes to the intended character of the zone by delivering low rise form. The Suburban neighbourhood framework is set with the intended character of zone by connected and compacted neighbourhoods, walkable neighbourhoods, active transport and public transport networks. Through redevelopment, these existing neighbourhoods and networks will improve over time with landscaping, shaded and attractive streetscape and a safe, walkable neighbourhood that is integrated with the transport network.

**Section 2, 3 and 4 provides overarching guidance on matters to consider and incorporate to create great urban places on the Fraser Coast.**



Mobility Network



Traditional Character and Modern Style

# RURAL TOWNSHIP

Rural townships are defined by distinct settlements with small communities who have a strong affinity with their surrounding rural areas and their history. Usually comprised of a small commercial centre and compact residential neighbourhood.

Townships are the heart and life of the local communities providing a range of uses such as shops, education facilities, open space, tourist activities, low density residential and industry servicing the local community.

Rural townships still depend on Activity Nodes and Enterprise, Education and Employment areas for higher order services. The Rural Townships are an inherent part of the Fraser Coast identity by delivering a unique lifestyle that is attractive to a diverse range of residents.

Rural townships accommodate growth commensurate with the availability of infrastructure and services to protect the individual character, intimate sense of place and natural values.

Development in rural townships primarily features low-density, low-rise structures. A diverse range of housing options is encouraged to promote sustainability and ensure that residents can find suitable accommodation throughout different stages of their lives.

This housing diversity includes options such as triplexes, residential care facilities, retirement homes, rooming accommodations, and community residences, provided that their scale and intensity align with the existing character of the surrounding area.

Additionally, uses like workforce accommodation and tourist parks may be considered if they are compatible with the local character and contribute to the economic viability and growth of the rural centres.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Township zone– Precinct 1 (Coastal), Centre (Rural) zones, Industry zones.

***Preferred Land Use***

Low density, low-rise residential uses, tourism and industrial, small scale businesses, services and facilities for the immediate community.

***Preferred Built Form***

Low-rise, low intensity and small scale that is compatible with the character of the area.

***Preferred Amenity***

Walkable to township commercial centre, non-residential character and historic, rural lands and natural landscapes are maintained.

***Standard of Infrastructure***

Limited reticulated water and sewerage infrastructure is available. On-site rainwater collection and on-site sewerage facilities may be required. Roads within the Rural Townships are varied between urban and rural standards.



HERITAGE BUILDING // FRASER COAST

Preserve Heritage to enhance Character



Community Focal Point

# DESIGN GUIDE

***Create Community Focal Points***

The uses should be concentrated around a pedestrian focussed main street to create a lively township that acts as a community meeting place.

***Township character***

Protect and enhance the existing unique small-scale township character and preserve heritage buildings and places.

***Reflective Mix of Uses***

A diverse mix of uses are provided that are reflective and adaptable to the local community's needs. This will ensure the township reflects the local demand and sees growth in the local economy.

***Scale of Development***

Ensure the scale of future development is low intensity and of a small scale to ensure the townships character and amenity is maintained on surrounding areas.




Celebrate Township Character




Diverse uses integrated into the built character

# RURAL RESIDENTIAL

Rural residential areas character is defined by very low-density, low-rise detached residential housing located in a non-urban setting.  These areas comprise of detached houses with ancillary outbuildings on large properties providing a distinctive lifestyle.

The extensive rural residential areas of the region provide a unique semi-rural lifestyle.  Lot sizes within the rural residential areas vary according to the location, level of infrastructure servicing, and exposure to natural hazards including as bushfires, floods, and coastal hazards.

A counterbalance to the lifestyle attributes of these areas is that they often have limited access to services, facilities, and public transport. Therefore, these areas are more car centric. As rural residential areas evolve overtime, it will be important to consider further housing efficiency and access to services from the limited areas dedicated to rural residential living.

Future rural residential development will be consolidated and limited to existing zoned locations. This approach recognises the challenges of providing services and protects against the encroachment on agricultural land. It also considers potential environmental impacts, water quality concerns, and the need to avoid increasing exposure of people and property to risks associated with natural hazards.

Home-based businesses may be accommodated within the Rural residential areas where a level of acoustic and visual amenity is consistent with the intended character of the zone can be maintained.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Rural residential zone.

***Preferred Land Use***

Detached dwellings, home-based businesses, community uses, emergency services.

***Preferred Built Form***

Detached low rise form.

***Preferred Amenity***

Large rural residential allotments with environmental values, natural features and landscape amenity.

***Standard of Infrastructure***

Historic subdivision standards have resulted in significant variations in infrastructure servicing. Some rural residential allotments located in proximity to urban areas have access to reticulated water supply and sewerage infrastructure. Outside these areas, allotments depend on rainwater collection and on-site sewerage systems. Roads and drainage infrastructure vary between urban and rural standards.



Foster the features that contribute to a rural lifestyle.



Pockets of rural residential within the open rural landscape

# DESIGN GUIDE

***Rural Lifestyle***

Retain and foster the features that contribute to the high amenity lifestyle choice of rural residential character  with open spaces, vegetation, and scenic views.

***Natural Environment***

Protect and retain existing natural landscape areas, whilst ensuring future developments have regard to natural hazards and avoid areas of intolerable risk.



Rural Lifestyle



Appreciate space within large lots in a rural setting

# COASTAL VILLAGE

Existing Coastal villages contain mature neighbourhoods that vary in size, level of services and amenity provided.

Throughout the Fraser Coast, coastal villages are varied from the small coastal settlements of the Great Sandy Straights (Maaroom to Tinnanbar) and K'Gari, to more established townships like Burrum Heads and Toogoom.

Coastal villages provide for a mixture of permanent residences and holiday homes, as well as small-scale local services and limited tourist offerings.

Coastal villages are characterised by low-rise residential properties set on large open lots, offering a relaxed lifestyle amidst natural landscapes and coastal views. Because of their location, these villages provide easy access to the ocean.

The proximity of these villages to the coastline raises the need for climate resilience and adaptation measures to be considered as part of their future.

The risks that these settlements face have been assessed in detail as part of the Fraser Coast Coastal Hazard Adaptation Strategy (CHAS).

Development is not intended to extend beyond existing residential zoned areas in the Coastal villages due to exposure to intolerable risks from coastal hazards.

Their transition in response to coastal hazards will be governed by detailed land use policy responses to be developed over time.

The overriding theme of the land use response will be to adapt existing development to the increasing risks of inundation and erosion and reduce the intensity of development in at-risk areas.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Township zone – Precinct 1 (Coastal), Centre (Coastal) zones.

***Preferred Land Use***

Detached dwellings comprising a mix of permanent residences and holiday homes, corner stores and home-based businesses. All land uses are to be adapted as necessary to cater for the increased risk of coastal hazard.

***Preferred Built Form***

Low density and low-rise.

***Preferred Amenity***

Low intensity and small scale, valuing the coastal location and adapting to the risk of coastal hazard.

***Standard of Infrastructure***

Varies depending on location – from on-site services to reticulated infrastructure. Road services vary from sealed to gravel roads; some infrastructure is susceptible to coastal inundation.



HERVEY BAY // FRASER COAST

Coastal communities are vulnerable to coastal hazard.



Setback from coastal areas may need to increase over time

# DESIGN GUIDE

***Coastal Relationship***

Adapt the settlement, built form and infrastructure relationship to the coast in response to changing exposure to coastal hazards over time.

***Scale of Development***

Coastal villages are, and will remain, a low-intensity land use. Any change over time is likely to influenced by as coastal hazard risks.

***Village Character***

Throughout any change, preserve the features that contribute to the character and coastal vibe of these unique villages.

***Coastal Hazard Resilience and Adaptation***

Consider and integrate resilience and adaptation in response to coastal hazards within existing and future development.



Preserve coastal elements that make these places special



Coastal hazard resilient housing, elevated and setback from the coastline

# ENTERPRISE, EDUCATION AND EMPLOYMENT

Enterprise, education & employment areas accommodate specific uses related to trade, business, education, medical and industry. These uses are more focused and of a larger scale which may not be appropriate for other related place types.

These areas may include higher order activity centres, universities, schools, airports, hospitals, health care, government purposes, community services, manufacturing, and industry hubs.

The Enterprise, education & employment areas provide employment opportunities that support the diversification of employment opportunities throughout the Fraser Coast region.

Within these areas, housing is limited, however there is opportunities for co-location of worker and student accommodation where possible and supported and further supported by convenient and safe transport options.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Centre zones, Community facilities zone, Industry zones.

***Preferred Land Use***

Impact industry and manufacturing, activity centres, educational facilities, medical and community services, government purposes.  Residential when supporting a non-residential use.

***Preferred Built Form***

Scale and built form are to align with the outcomes of the relevant zone code or local plan where applicable.

***Preferred Amenity***

Quality urban design principles and landscaping that contribute to an attractive, safe, functional places.

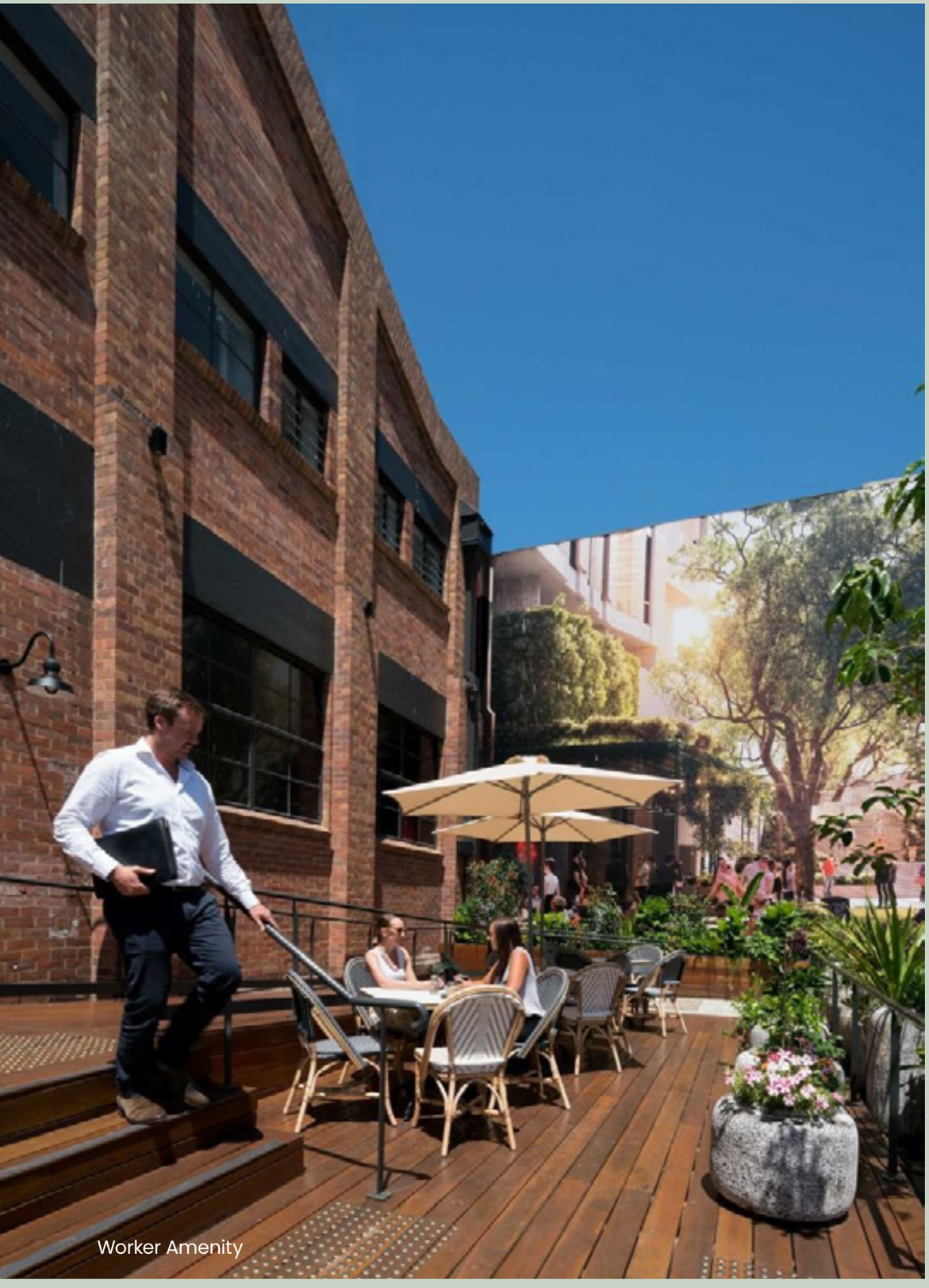
***Standard of Infrastructure***

Provided with full range of urban services to support the needs of the community including parks, well-maintained roads, active transport and public transport networks, reticulated water and sewerage (unless otherwise specified), drainage, electricity and telecommunications.




UNIVERSITY OF THE SUNSHINE COAST // FRASER COAST

Provide places for education, leisure and recreation.



Worker Amenity

## DESIGN GUIDE

***Appropriate Location***

Ensure these uses are appropriately located and, if required provide, adequate separation  to sensitive uses.

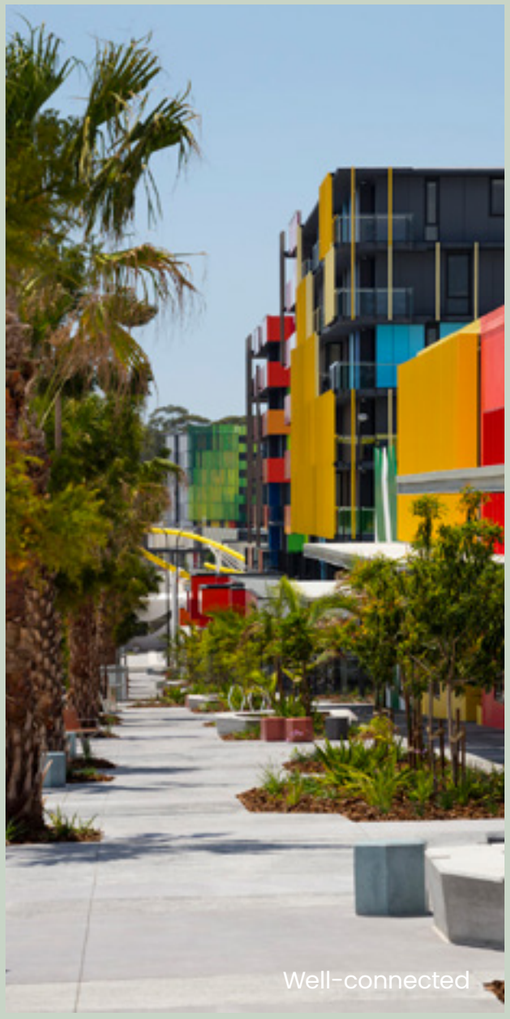
***Well-Connected***

The types of uses within this place type, could attract large numbers of workers, students or visitors, therefore, requiring well connected road networks, public and active transport.

***Worker Amenity***

An attractive working and recreation environment within these areas important for worker well-being.

**Section 2, 3 and 4 provides overarching guidance on matters to consider and incorporate to create great urban places on the Fraser Coast.**



Well-connected




Appropriate Location

# RURAL AND NATURAL LANDSCAPES

Rural and natural landscape areas encompass the extensive rural and natural environmental areas of the region.  These areas are defined by low density, limited access to services and infrastructure and provide a quieter, slow paced lifestyle with a strong sense of community.

Rural areas accommodate a range of uses, such as rural production, including agriculture and animal husbandry, forestry, rural industry (including produce and value-adding activities) and small-scale nature-based tourism.

Natural landscape areas are made up of environmental areas and assets including, forests, coastal areas, and waterways. Protection of the rural and environmental landscape is fundamental to the Fraser Coast's unique identity.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Rural zone.

***Preferred Land Use***

Agricultural enterprises encompass various activities, including intensive animal husbandry, cropping, plantations, horticulture, minor aquaculture, wineries, wholesale nurseries, and other rural-based businesses that add value to primary products. Nature-based tourism, which focuses on natural landscapes and enhances rural enterprise visitation and hospitality, is also anticipated. This includes activities such as winery "cellar door" experiences and accommodations that promote nature-based tourism. The establishment of facilities for sheds and processing machinery related to rural enterprises is supported. Recreational activities within natural landscapes and renewable energy facilities in rural areas may be permitted, provided they do not compromise the landscape and its values. Workforce accommodation and short-term lodging that complement rural activities and promote the sustainable use of rural land may be established.

***Preferred Built Form***

Low-rise residential buildings. Built form to will vary to accommodate to operational requirements for rural activities.

***Preferred Size***

Fragmentation of lots is avoided to protect the viability of rural activities.

***Preferred Amenity***

Maintain open spaces and natural environmental features.

***Standard of Infrastructure***

Limited infrastructure and services with road networks consisting of unsealed and sealed.



Rural enterprise is the mainstay of this place


Rural Landscape

# DESIGN GUIDE

***Primary Industry***

The rural areas of Fraser Coast are home to primary industries such as grazing, cropping, and plantations. These regions also support value-added industries that process primary products, along with tourism enterprises that are based on these primary activities. The facilities in these areas appreciate the open space and rural character while ensuring that the needs of rural enterprises are met.

***Rural Landscape***

Protect and retain the landscape and setting of rural open space areas including natural resources and scenic views.

***Natural Environment***

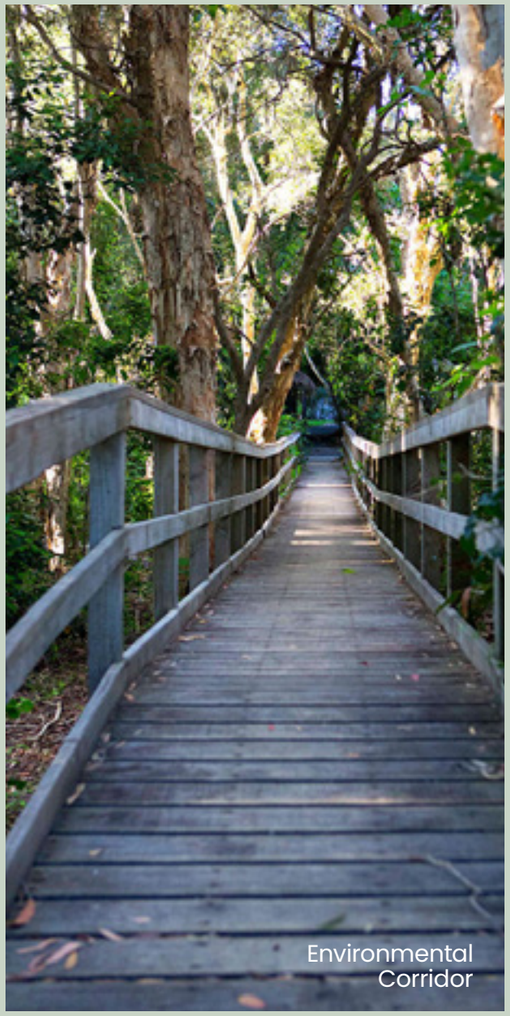
Protect and retain environmental values, wildlife corridors and natural assets, whether it be in a bushland, forest, river or coastal landscape setting.

***Connectivity***

Seek opportunities to establish recreational trails within environmental corridors to connect rural and natural landscape areas and provide recreation opportunities for the broader population.

***Renewable energy***

Explore renewable energy opportunities that would be appropriate within the context of these areas.


Environmental Corridor


Natural Environment

# LIMITED DEVELOPMENT

Limited Development areas are significantly affected by one or more development constraint.

Limited development areas:

- identify land significantly affected by one or more development constraint:-
- military training areas;
- flooding;
- airport operations; and
- emissions from wastewater treatment plants waste, management facilities or industry areas.
- Growth in these areas is not encouraged.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Limited Development Zone.

***Preferred Land Use***

Development is limited to existing uses. New uses within the zone are of a low intensity, predominantly non-urban or of a rural nature.

***Preferred Built Form***

Development is designed and sited to reduce and mitigate the potential risks to people and property from the known constraints associated with the site.

***Preferred Size***

Lots remain unfragmented.

***Standard of Infrastructure***

Infrastructure and services that are commensurate with very limited range of small scale and low-key activities that are expected to occur in the area.



Intolerable Flood Risk



Waste management transfer station and buffers

# COMMUNITY FACILITIES

Community facilities areas provide for community-related uses, activities and facilities, whether publicly or privately owned, including transport and telecommunication networks, government purposes, community and cultural facilities, and cemeteries.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Community Facilities Zone.

***Preferred Land Use***

Community related uses with a limited range of allied and compatible uses which fulfil ancillary functions required for community facilities to function effectively.

***Preferred Built Form***

Accommodates the specific operational, functional and locational needs of the particular use, whilst being of scale, appearance and intensity that is compatible with intended development in the surrounding area.

***Preferred Size***

Lots of sufficient size and dimensions to facilitate development of a scale and intensity appropriate for the intended use of the lot.

***Standard of Infrastructure***

Commensurate with its location, nature, scale and intensity of the use of the site.



Dam




Fire Station




Police Station

# SPORT AND RECREATION

Sport and Recreation areas provide for a variety of cultural, educational, recreation and sporting use and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Sport and Recreation zone.

***Preferred Land Use***

Formalised recreation activities that support organised team and individual sports and recreational pursuits including indoor sport and recreation outdoor sport and ancillary recreation and park.

***Preferred Built Form***

Designed and located in a manner which makes a positive contrition to the area.

***Preferred Size***

Maintains sufficient lot sizes and dimensions to cater for the lots desired standard for service to meet the needs of the expected users.

***Standard of Infrastructure***

Commensurate with the location and setting of the area.

Complement and where possible, are connected to other parts of the broader open space network.

Public transport accessibility and pedestrian, bicycle and vehicular movements networks that maximise connectivity, permeability and ease of movement within and connecting to open space areas.



Tennis Courts



Swimming Pools



Gymnasiums

# OPEN SPACE

Open space areas are to provide for recreational parks and passive open space for the use of residents and visitors. The area may also accommodate open space required for environmental protection, foreshore management, drainage or amenity purpose.

Development predominantly provides for the informal active and passive recreational needs of residents and visitors where built form is not essential to the enjoyment of the space.

Development complements and, where possible, safely connects to other parts of the broader open space network via active travel opportunities.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Open Space Zone.

***Preferred Land Use***

Informal active and passive recreation uses.

Environmental protection, foreshore management, drainage and amenity functions.

Temporary or periodical uses, such as markets or outdoor entertainment events, may be accommodated in some locations.

***Preferred Built Form***

Low-rise built form.

***Preferred Size***

Sufficient lot sizes and dimensions to cater for the lots desired standard for service to meet the needs of the expected users.

***Standard of Infrastructure***

Infrastructure and services that are commensurate with the location, setting and the nature and scale of the open space activity.

Public transport accessibility and pedestrian, bicycle vehicular movement networks that maximise connectivity, permeability and ease of movement within and connecting to open space areas.


Park


Shared Path for Pedestrians and Cyclists


Playground

# ENVIRONMENTAL MANAGEMENT AND CONSERVATION

Environmental management and conservation areas provide for the management, protection and restoration of areas that support one or more of the following:

- biological diversity;
- ecological integrity;
- naturally occurring landforms; and
- coastal processes.

Areas identified as having significant natural environmental values for biological diversity, water catchment ecological functioning beach protection or coastal management, and historical or cultural significance are protected and appropriately managed to the general exclusion of most forms of development.

**THE FUTURE OF FRASER COAST**

Desired outcomes for built form and land use.

**Applicable Zones**

Environmental Management and Conservation Zone.

***Preferred Land Use***

Parks, environment facilities and associated facilities may be established in the area where they support the environmental values and provide opportunities for appreciation or study of those values.

***Preferred Built Form***

Integrates with and complements the predominant natural landscape character, and sensitively responds to the environmental and topographical features of the landscape.

***Preferred Size***

Lots remain unfragmented.

***Standard of Infrastructure***

Infrastructure and services are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone.





DIVERSE DESIGN // QUEENSLAND

## DESIGN PRINCIPLES

# 02



Protecting Great Places

# CREATING AND PROTECTING GREAT PLACES ON THE FRASER COAST

It has been recognised that when undertaking development in our urban areas, placemaking should be a fundamental aspect of the urban design process. Protecting great places and creating new ones requires a design intent and an ambition to make urban places attractive, inclusive, functional and responsive to local needs. These urban design principles provide broad and overarching guidance on matters to consider and incorporate into great places.

Great places meet the needs and exceed the aspirations of the people who use them. They are authentic to their geographical context and respectful of their historical narrative. Whether an incidental or deliberate destination, a great place is fostered by local flare. The sum of its built form and natural assets. Resilient and non-prejudicial, great places set up success for future generations. They deliver social and economic value for their community - attracting new residents, encouraging social interaction and fostering the exchange of knowledge and resources.

Great places offer great experiences. A place need not be great all the time, instead it can be enlivened by seasonal curation and unexpected activation. Urban life demands an indiscriminatory design approach that supports liveability and strengthens the identity of a place.

The following pages outlines the vision for creating great places at Fraser Coast and delivering a refreshed identity - unique to Fraser Coast.

Having established the important elements of a great place, it is equally important to ground those elements into simple design principles that underpin future development. The focus of this place model is on supporting the ongoing growth of Fraser Coast as a diverse region that supports our growing and evolving community.

As the region continues to develop, the Fraser Coast will see the emergence of different neighbourhood typologies that balances growth through high quality development outcomes and developments that are responsive to place and delivering a sustainable future.

The following principles underpin the framework for delivering great neighbourhoods within the region. Together they will create a series of connected neighbourhoods throughout the region that celebrate the unique and diverse character and provide a framework for delivering a distinctive combination of diverse, high amenity living and vibrant destinations that unlock the potential for our community and economy to thrive.



### DIVERSE

Enable density and destinations through high quality developments that provide choice for the community.



### IDENTITY

Encourage a residential mix that balances growth and the protection of local character to create a sense of place and localised identity.



### LIFESTYLE

Facilitate development that supports mixed-use destinations around activity nodes and urban neighbourhoods to add to the vibrancy of the region.



### CONNECTED

Create connected neighbourhoods that facilitate movement and access to local destinations, amenity and transport.



### GREEN

Breathe new life into public places, parks and streets and encourage green development outcomes that celebrate our climate.



### COMMUNITY

Create places that local people want to engage with and contribute to the evolution of our region by creating vibrant places through activation and mixed-use development.

# DIVERSE

The future of Fraser Coast is driven by diversity. Our range of housing types, activity generators, public realm and community amenities provide a range of different neighbourhoods and destinations that add to the charm of the region and accommodate our diverse community.

**WHAT DOES THIS LOOK LIKE?**

Local neighbourhoods are made up of several housing typologies and offer convenient services, destinations and open space that enable round the-clock activation and access to lifestyle amenity.

Our streets and public realm are linked with gardens, plazas, open space and shady street verges to create space for social interaction that is adaptable and able to accommodate community life to unfold.

Precincts and neighbourhoods are mixed-use to diversify user populations and are activated by programmes and placemaking initiatives to ensure a high-level of engagement.

Activity nodes are connected by multiple modes of transport to enable accessibility and inclusivity for people of all ages and abilities.

***Housing Choice***

Provide a range of housing typologies within different place types to accommodate different needs and desires of the community with regards to living choice.

***Built Form Character***

Create a mix of built form typologies and architectural language that provides a diversity of product and residential experience.

***Make Space for Mixed-Use***

Mixed-use precincts diversify user populations and support round-the-clock activation.

***Multiple Modes of Transport***

Ensure that transit modes support the contextual needs of the street and its functions.

***Public Realm and Open Space***

Activate an assortment of public spaces and parks with experiences that are easily accessible by the community.

***Prioritise Placemaking***

Event spaces should feature distinct and iconic interventions such as lighting displays, murals, public art, planting and street furniture.

Encourage a mix of housing types



Public art adds character and strenghens 'sense of place'

# IDENTITY

The future of Fraser Coast is identifiable. Its streets and spaces, built form, character and placemaking initiatives are unique to Fraser Coast and its local setting - whether this be urban, coastal or rural.

**WHAT DOES THIS LOOK LIKE?**

Built form outcomes and of Fraser Coast will create a sense of place and identity through high quality architecture that engages with the public realm and streetscape. A mix of new and old will together form a place that celebrates the past and signifies a progressive and contemporary community that values good design.

Streetscapes intertwine the identities of surrounding communities and ultimately reflect local culture. They are detailed with distinct materials and native planting to ensure a lasting impression on those who navigate them.

Public art schemes and placemaking initiatives also strengthen a sense of place, especially when they are influenced by the native narrative of that place.

Heritage sites are restored and celebrated, and new urban elements exemplify design excellence through contextual responsiveness.

***Activate Edges***

An engaging ground floor can encourage human activity and strengthen the identity of a place.

***Be Bold with Branding and Signage***

High-quality branding and signage can create a more identifiable place.

***Celebrate Indigenous Culture***

Acknowledge the traditions of the land and align future development with its narrative.

***Deliver Design Excellence***

Distinctive architecture has destinational appeal and drives an enduring benefit to a place and its community.

***Nurture Native Flora***

Plant distinctive local species to strengthen the identity of a place.

***Prioritise the Public Art***

Murals, sculptures, active façades and lighting installations contribute to the character and vibrancy of a place.

***Unify Urban Features***

An aesthetically engaging public realm, detailed with distinctive street furniture, can facilitate a strong sense of place.




Celebrate a healthy, outdoor lifestyle

# LIFESTYLE

The future of Fraser Coast is liveable. Its destinations, housing and amenity accommodate the lifestyle of a diverse population.

**WHAT DOES THIS LOOK LIKE?**

Well-designed neighbourhoods improve residents' quality of life. Wide streets with access to open green spaces provide urban communities with the ability to cycle, exercise, grow food, play, socialise, relax and walk. Green corridors that allow enjoyment of natural landscapes.

The convenience of everyday amenity, in combination with the permeability of social infrastructure, leads to a more active and healthier lifestyle.

***Destinations and Attractions***

The community will have access to an array of lifestyle attractions and community destinations that support everyday living and a better quality of life.

***Everyday Amenity***

Public spaces that are specifically programmed for all-abilities exercise and fitness, create opportunities for users to introduce exercise into their daily routines.

***Go Green***

The presence of street trees provide shade, improve air quality and reduce stress and anxiety. Green corridors connect residential communities to areas of natural or recreation amenity.

***Homes for People***

Provide homes and neighbourhoods that support the various communities' needs and desires.

***Prioritise Pedestrians***

Generous footpaths, shaded pathways, places to stop and rest, crossable streets, permeable blocks and attractive environments encourage walking and jogging.

***Restful Public Realm***

Make parkland and open space leisurely for those that wish to enjoy restful relaxation - creating opportunities for pedestrians to access and enjoy urban spaces without being deterred by the intensity of urban life.

# CONNECTED

The future of Fraser Coast is socially mobile. Its urban fabric supports accessibility through local legibility and regional connectivity - by all modes of transport.

**WHAT DOES THIS LOOK LIKE?**

Mobility underlies the success of great places. Streetscapes accommodate for multiple modes of transport, and the street hierarchy is understood by both regular-users and visitors to ensure hyper-functionality.

Built form is designed to unlock cross-block connections and create contained pedestrian environments. Pedestrianisation is a priority in urban areas.

***Accessible***

Public Transport Ensure public transport infrastructure is convenient and widely available.

***Appropriate Parking***

Retain on-street parking in targeted locations.

***Balanced Streets***

Provide infrastructure for all modes of transport and pedestrian movement to improve the accessibility of a place.

***Better Bikeways***

Separated cycle infrastructure from traffic movement to improve utilisation and safety.

***Green Corridors***

Connect residential areas and provide access to the natural environment to enhance residential experience and appreciation of the natural environment.

***Legible Hubs***

Promote the development of neighbourhoods and precincts that provide walkable hubs full of amenity and destinations, all within a stone's throw of people's homes.

***Protect Pedestrians***

Unobstructed, logical and clear pedestrian movement that is supported by frequent and legible pedestrian crossings to improve safety.

***Simple Signage***

Have highly visible, and easy-to-understand signage, to improve the navigability of the urban environment and public transport network.

Create active and connected streets



Quality landscapes are valued and incorporated into urban design

# GREEN

The future of Fraser Coast feels like a garden. Its built environment of streets, spaces and buildings will celebrate the climate with green boulevards, parks and squares and subtropical architecture.

**WHAT DOES THIS LOOK LIKE?**

Streetscapes respond to the local climate, featuring large trees, shade structures, urban cooling mechanisms and water elements that absorb and mitigate the heat and humidity, and enable an outdoor lifestyle.

Urban areas are improved with green open space and podium gardens to balance the intensity of the city.

Built form is designed with the weather in mind, fitted with generous indoor/outdoor spaces that welcome a breeze. Their edges, accompanied by climbing greenery or fixed awnings, provide shade and shelter.

***A Series of Spaces***

Implement a series of green spaces, such as squares, local parks, regional parks and micro spaces along green streets. Green corridors are established along drainage pathway as accessible, multi-functional spaces.

***Create Green Canopies***

Deliver deep planting zones to unlock new space for larger trees that cool the street.

***Ground Floor Flora***

Introduce greenery and unlock the public realm at the street level.

***Iconic Trees***

Retain iconic trees and integrate them into the design process.

***Shade Structures***

Awnings, patios, arbours, free-standing shade structures and trees create occupiable, comfortable outdoor spaces.

***Subtropical Species***

Utilise local species that require minimal maintenance.

***Vertical Greenery***

Green walls, hanging gardens and living façades, planted both internally and externally, provide green relief.



Incorporate places for people within the community

# COMMUNITY

The future of Fraser Coast is community focused. Its heart lies in a creation of people-focussed places that encourage the community to let their life unfold in the public realm.

**WHAT DOES THIS LOOK LIKE?**

Local neighbourhoods are comfortable and user friendly with a distinctive focus on the creation of active, people places.

Their streets and local parks are vibrant, welcoming and safe, and offer places to meet and connect with fellow neighbourhoods. Residents are met with convenient amenities that support 'real life', and a responsive public realm and transportation network to strengthen social mobility.

Built form offers high quality architecture that engages with the street and public spaces.

***Community Infrastructure***

Provide quality and easily accessible community and social infrastructure that supports people from all parts of the region.

***Create Places for People***

Ensure wide pedestrian footpaths and places for habitation, allowing users to meander and move more slowly and interact with the street and its buildings.

***Implement Inclusive Wayfinding***

Clear, legible and multilingual signage with lighting that allows it to be easily read by all people.

***Prioritise Permeable Edges***

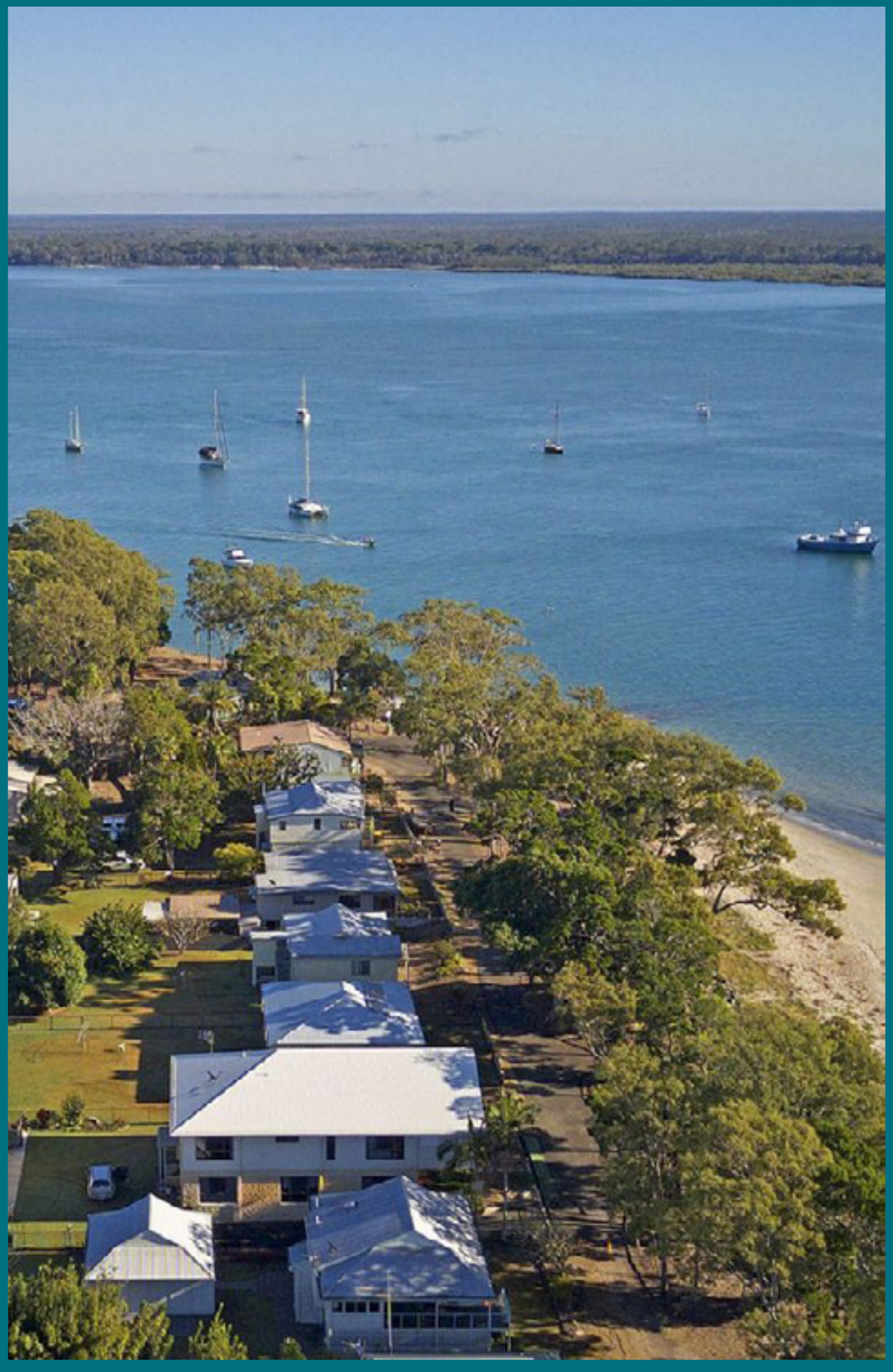
Deliver diverse built form, with fine-grain frontages to create visual novelty and appeal, and an enjoyable experience of the street.

***Support Societal Needs***

Provide amenities such as childcare centres, public toilets, shelters and community facilities and services, to improve liveability.

***Uphold an Urban Lifestyle***

Make urban life easier and more enjoyable through the implementation of awnings, bins, bike ways, footpaths, seating and water fountains.



BURRUM HEADS // FRASER COAST

# HOUSING DIVERSITY AND URBAN CONSOLIDATION

# 03

# HOUSING DIVERSITY AND URBAN CONSOLIDATION

People are a critical factor for future success in the Fraser Coast region.

Across the Fraser Coast region, there is a historic pattern of low-density suburban growth. This pattern of development, whilst serving its purpose at the time, has limited the diversity of housing available for current and future residents.

To support our region's growth and attract new working age population, we must develop more consolidated, efficient and sustainable neighbourhoods.

This will support the vitality of existing urban centres and townships, promote increased housing choice, better manage cost of living and improve the liveability of the Fraser Coast communities.

***Housing Diversity***

A key driver in the region's ability to successfully support ageing communities and attract new younger populations, is its capacity to provide well-designed and diverse housing choice in vibrant and attractive locations, close to a variety of services and amenities.

Housing stock in the region was historically developed to meet the needs of the regional community, providing large, detached lifestyle properties.

While detached housing product will continue to be a popular housing option, it is essential that diverse and affordable housing choice be developed.

Promoting greater housing diversity in the Fraser Coast region does not necessitate the delivery of high-rise apartments or small lot subdivisions in all locations. Rather, consolidation facilitates a greater housing mix in appropriate locations.

***Urban Consolidation***

Urban consolidation in the Fraser Coast context focuses future urban development within the existing urban areas of Hervey Bay and Maryborough. This provides real opportunities to re-establish the primacy of centres, increase diversity, density and servicing efficiencies though infill re-development.

***What urban consolidation looks like on the Fraser Coast***

Promoting greater housing diversity in the Fraser Coast region does not necessitate the delivery of high-rise apartments in all locations.

Opportunities exist within our existing urban areas for low- rise development, such as small studios, duplexes, triplexes, row or terrace houses, triplexes and multiple dwellings (i.e. low-rise town houses or units – 1 to 3 storeys), to support more varied housing products, without dramatically altering the scale or feel of the local neighbourhood. This type of development is referred to as "gentle density".

***Gentle Density Gentle density is a term used to describe compact and diverse housing that integrates seamlessly into existing neighbourhoods.***

***The term "gentle" refers to the gradual, incremental approach to development that avoids abrupt changes in scale, density, or character that might disrupt existing communities.***

Opportunities for higher density, medium-rise and high-rise development, are more appropriate in and around activity nodes. Increased residential diversity in these locations not only facilitates easier lifestyle transitions (such as ageing in place) and frees up existing housing stock but also works to activate places and increases community accessibility to employment, services and amenities.









URANGAN HARBOUR // HERVEY BAY

# DESIGN GUIDE FOR MEDIUM-RISE AND HIGH-RISE BUILDINGS

# 04

The Fraser Coast region's urban areas are defined by the human scale experience of the streets and public places.

The development of medium-rise and high-rise buildings on the Fraser Coast must not compromise the human scale experience of the public realm. Through best practice design, the built form of medium-rise and high-rise buildings can enhance how people interact and engage with our urban centres.

The design of ground and lower floors of buildings is essential to delivering a well-defined, active, spatially rich and responsive public realm that captures our region's qualitative aspirations whilst mediating tall tower form with the ground plane. 'Ground and lower levels' refers to the first four floors of a building (max. 16m) which are important for creating the human-scale experience of the city.

**Design guidance**

***Modulation***

a) Traditional lot widths create a rhythm in the urban fabric that is important to Fraser Coast's sense of place.

b) Ground and lower levels respond to traditional lot widths to provide contextual grain. This should be represented within the architecture with use, form and modulation responding accordingly.

c) When built to boundary, substantial modulation of the façade frontage is provided.

d) Surface effects with limited depth are not to be relied on to provide articulation and modulation to building frontages.

e) Continuous facades are not supported.

***Enclosure***

a) Building height to street width forms a sense of enclosure to the public realm of the street and improve the public realm experience.

b) A street width to building height ratio provides sunlight to the street and maintains the open streetscape character. This height to width ratio provides sunlight to the street and maintains the open streetscape.

***Room to move***

a) Space is preserved for the rich modulation of form, openings, setbacks, courtyards, laneways, and other ground plane spaces.

b) Enable pathways and room to move through the ground and lower levels.

***Public realm***

a) Provide public realm additions within the site as an extension of the street.

b) Courtyards, colonnades, awnings, laneways, urban rooms contribute to the richness of the ground plane.

c) Contributions to the public realm that are at the ground level are accessible, active, unenclosed and dimensionally appropriate.

***Active urban plane***

a) Built form is designed to address the street.

b) Entrances are direct from the street rather than via an off-street lobby or foyer.

c) All levels offer spaces that publicly engage regardless of the use. This engagement is ideally physical in the form of openings, doorways, verandahs, windows and balconies, to establish meaningful and activated street address.

d) Where residential uses are provided, use setbacks, grade separation and screening to preserve privacy to ground floor spaces whilst maintaining physical contact with the street.

***Extending the street***

a) Extend the public realm of the street up and into the built form to invite interaction and engagement - providing a seamless transition between the public and private realms.

b) Stairways, stepping terraces, under croft spaces can significantly expand the public realm of the street providing interest and richness through appropriate spatial layout and material selection and encourage physical or physical public engagement through the site.

***Vibrancy and materials***

a) Colours, lighting and materials contribute to the sense of vibrancy at street level.

b) Use natural, tactile and visually interesting materials at the lower levels near the public interface to reinforce a human scale.

***Making corners***

a) Provide built form responses that enhance and activate corners.

b) At the ground, step the built form edge back to provide an urban space free from obstruction with minimum dimensions equal to the width of the typical verge. This space can be built over or left open to the sky.

***Legibility***

a) Lower-level forms are modulated to communicate function.

b) Breaks in the building façade may coincide with building entrances.

c) Honest expression of function and use allow the public to read and connect with how the building wants to be used.

***Permeability***

a) Ground and lower-level uses are transparent and permeable so that uses directly connect with the public realm.

b) Breaking up the building mass allows the public realm to permeate through, providing increased ways for users to move and circulate and exposing more active spaces in the street.

c) Cross block links, laneways, arcades, courtyards, walkways and stairways work to create permeability.

d) Design of spaces provides a seamless transition between public and private realms. This helps to invite in interaction and engagement.

e) Design out crime by contributing to a sense of safety without being overbearing or intimidating. Development ensures good natural surveillance, clear sight lines, logical and well used routes/paths of travel, appropriate lighting and reduce potential areas of entrapment.

***Access to natural light***

a) Views to the sky is fundamental to the subtropical experience.

b) The internal configuration of development secures a high level of well-being for occupants through natural light and ventilation, outlook and thermal comfort.

c) Cross block links, courtyards, light wells and open spaces are open to the sky.

d) Full podiums with no access to natural light are discouraged.

***Protection***

a) Consider all-weather uses for the subtropical climate.

b) Provide protection in the form of awnings, eaves and under crofts, from rain, solar heat and glare to active ground and lower-level uses.

c) Appropriately designed vertical or horizontal shading structures should also be used on western and eastern facing elevations to reduce the heat load in apartments and ensure there is not an over reliance on the thermal properties of the selected glass or the mechanical cooling systems for the buildings.

***Layered façade***

a) Layered facades transition between the outside, soften harsh light, blurs the sense of enclosure, provides privacy, helps integrate landscape, provides shade and amenity and provides an opportunity for an active and expressive architecture.

***Integrated green***

a) Streetscaping and landscaping is extended horizontally and vertically into the development to:

i) create a high level of comfort and attractive facades;

ii) reduce and soften the appearance of building bulk and scale;

iii) assist in providing microclimatic control to buildings, communal and private open space;

iv) provide shade, shelter and passive cooling benefits;

v) support mental health and wellbeing by providing opportunities for access to nature and green space;

vi) increase privacy for upper level balconies and units;

vii) provide an aesthetic connection for users of the building to nature;

viii) mitigate heat island effects; and

ix) reduce energy costs;

b) Tall trees mediate and modulate the built form and scale and reinforce streetscaping. Development includes tall tree planting and provides appropriate soil volume for unobstructed deep planting.

c) Planting is present in a variety of places and spaces at ground and lower levels. Planted areas include deep planting, tall shade trees, elevated planters, garden beds, terraced gardens, trellises, hanging planter boxes, green walls and green roof.

***Optimise green address***

a) Where addressing onto or across from green open space, optimise use, address and engagement from the ground and lower levels.

b) Provide views, movement and physical connection to open, strengthen and activate these open spaces.

***Ground plane is for active use***

a) The ground plane of buildings is preserved for active use by people.

b) The impacts to the street of building service areas can be significant. Locate loading bays and servicing areas away from street entries with visual screens or automated enclosures to minimise street impacts during use.

c) Plant and services are integrated into the built form design and noise pollution, light pollution and any other environmental impact is mitigated.

***Car parking***

a) Carparking above ground level is not desirable, however, where car parking is provided above ground it responds by:

i) sleeving with active building uses to all street frontages;

ii) minimising impacts of entries and ramping;

iii) minimising any ground plane parking and screen to ensure it is visually unobtrusive;

iv) screening with high quality, modulated facade that visually mitigates impacts of vehicles and internal lighting;

v) future proofing for technology change by providing car parking levels that are suitable structurally and spatially for adaptive reuse; and

vi) a coordinated and demonstrated strategy for adaptive re-use, including light wells, vertical circulation, services integration and safe egress.

***Overlooking***

a) The overlooking of roofs and terraces on lower levels is an important design consideration. Roofs and terraces on ground and lower levels incorporate high quality materials, screening elements and landscaping to mitigate the visual impact of overlooking buildings.

b) Design of building should mitigate the impact on the residential amenity from overlooking, overbearing and overshadowing.

Fraser Coast
REGIONAL COUNCIL