

Livingstone SHIRE COUNCIL

Planning scheme
Information sheet #4

Apartments and visitor accommodation

Feasibility Review

Council completed a Centres and Foreshore Development Feasibility Review as part of its 10-year planning scheme review, to examine how to support new apartment and visitor accommodation development in Yeppoon and Emu Park.

The review focused on the key foreshore and centre locations of Yeppoon and Emu Park that already allow medium-rise development. It looked at how apartments and visitor accommodation could be supported while maintaining the character, environmental values and coastal lifestyle that residents and visitors value.

The review considered planning, economic and visual amenity factors that may limit new development in the Yeppoon and Emu Park centres, and what could encourage investment to meet the demand from both residents and visitors to the region.





Why do we need visitor accommodation and apartments?

The Capricorn Coast is a popular tourism destination, with around 1 million visitors to our region each year[1]. Tourism supports local businesses, attracts investment and creates local employment opportunities. To sustain and grow the tourism economy, new investment in visitor accommodation is needed to accommodate additional visitors to the region.

Visitor accommodation is accommodation provided on a short-term basis for visitors, such as holiday apartments, hotels, motels and resorts. Waterfront locations are sought after locations for short-term accommodation.

Units and apartments in well-located areas are also attractive to residents. Many apartments close to the beach previously used for holiday accommodation are now used for permanent housing.



Development challenges

Declining supply

Limited investment in new tourism accommodation in recent years has resulted in a decline in the number of units and apartments available for visitors.

Car parking costs

The cost of providing car parking was identified as a significant barrier to development. Economic analysis shows that minimising basement parking can improve project feasibility.

Visual amenity and character

Economic feasibility must be balanced with the character and identity of each community.

Review findings

A report identified the planning, economic and visual considerations affecting new apartment and visitor accommodation development.

Providing greater certainty for investors may encourage development in locations already identified for apartments and visitor accommodation, helping to support the Capricorn Coast tourism economy.

Visual amenity was an important consideration to ensure future changes respect the character and identity of each community, alongside improved economic feasibility.

Concept designs explored how to reduce basement parking by screening car parking and limiting the proportion of the ground floor that can be used for it.

[1] *Domestic and International Visitors Increase to Capricorn Coast Region – Year Ending December 2024. Capricorn Enterprise. https://capricornenterprise.com.au/2025/03/domestic-and-international-visitors-increase-to-capricorn-coast-region-year-ending-december-2024/*



Figure 1: Render of 8 storey apartment building

Yeppoon

The visual assessment found that a modest increase in building height from six to eight storeys along Anzac Parade could be accommodated without dominating the coastal landscape. Council is proposing this increase on the Yeppoon foreshore to encourage new housing or visitor accommodation.

Emu Park

The review recognised that residents value Emu Park's lower-scale village character. Buildings of up to four storeys are currently permitted under the Planning Scheme. Council is considering whether an increase to five storeys in the centre of Emu Park could improve project feasibility while retaining the character of the area.

Lagoon Place

Lagoon Place currently accommodates Council offices. The study explored the potential for future visitor accommodation on this site to support the region's tourism economy. A visual assessment found that an eight-storey development would not compromise the character of the Yeppoon foreshore, and would complement nearby development.

Figure 2: Render of 8 storey apartment building



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