



Rockhampton Region Planning Scheme

Growing a stronger future

Industry Zones



About the Rockhampton Region Planning Scheme

A planning scheme is a document that identifies how land should be used and what type of new development is supported by Council. Council uses a planning scheme like an instruction manual to guide land use outcomes and development in our local

government area. The Rockhampton Region Planning Scheme provides a consistent approach to the management of land and is prepared in accordance with the *Sustainable Planning Act 2009*.

The Rockhampton Region Planning Scheme replaces the Fitzroy Shire, Mount Morgan Shire and Rockhampton City Planning Schemes.

Industry Zones

The Rockhampton Region Planning Scheme identifies land intended for industrial development through one of five industrial zones:

- Low Impact Industry,
- Medium Impact Industry,
- High Impact Industry,
- Special Industry, and
- Waterfront and Marine Industry.

Each of these five industry zones is intended to cater for different types and impacts of industrial uses. The offsite impacts will range from minimal (low impact industry) to extreme (special industry). The Gracemere Industrial Area will continue to develop as the major regional industrial area, accommodating low, medium and high impact industries and special industries. Sufficient industrial land has been allocated in this area to accommodate at least 30 years of projected industrial land requirements.

Limited infill opportunities exist in the Parkhurst, Park Avenue and South Rockhampton industrial areas. No further expansion of these areas is proposed. This is to ensure effective separation from adjacent and planned sensitive land uses (dwelling houses).

A Special Management Area overlay has utilised in the Planning Scheme to identify areas that may be impacted by industrial activities. This will help to protect against the encroachment of conflicting sensitive uses. Within the Special Management Area overlay the establishment of new, or further intensification of existing sensitive land uses such as a dwelling house will not be permitted to occur.

The Fitzroy River will continue to provide for waterfront and marine industry uses and is acknowledged by the Water Front and Marine Industry zone. This area will provide for boat storage, maintenance and construction facilities associated with waterfront and marine industry.

What are zones, precincts and sub-precincts?

All allotments of land within the Planning Scheme area are zoned. Zones identify the allotments or areas where certain land uses are most suitable for the land.

Zones are displayed in locality based maps showing the allocation of zones highlighted over all allotments for the Rockhampton Regional Council planning area.

Precincts and sub-precincts also apply to some allotments and areas. A precinct or a sub-precinct may be used to identify specific areas identified within zones where additional land uses are preferred or are not acceptable.

The Planning Scheme must use the standard zone categories prescribed by the Queensland Planning Provisions. This means that zone categories are standardised throughout the in the Rockhampton Region as well as other planning schemes throughout Queensland.




Development within the Industry Zones

Outlined below is a general overview of the zones and associated provisions for the Industry Zones of the Rockhampton Region Planning Scheme. Please note that this information only provides an overview of the Industry Zone Categories. For full details, please refer to the Rockhampton Region Planning Scheme.

Zone and Zone Locations	Intent	Description
<p>Low Impact Industry Zone</p> <ul style="list-style-type: none"> • Depot Hill • Gracemere • Kawana • Koongal • Park Avenue • Parkhurst • Rockhampton City • West Rockhampton 	<p>To identify land where low impact industrial or service uses can be established without major impacts on adjacent non industrial uses such as dwelling houses.</p>	<p>This zone can provide an area of transition from sensitive uses, such as dwelling houses, to industrial uses with greater off site impacts.</p> <p>Examples:</p> <ul style="list-style-type: none"> • Motor vehicle repairs and servicing, including tyre replacements, • Fitting and turning workshops, • Small fabrication business, or • Low Impact Industries that efficiently service a nearby centre.
<p>Medium Impact Industry Zone</p> <ul style="list-style-type: none"> • Kabra • Gracemere • Park Avenue • Parkhurst • Stanwell 	<p>To identify land where industries with greater potential for off site impacts such as dust, noise, extended operating hours and frequent heavy vehicle movements may be located.</p>	<p>Industries that need to operate over extended hours, particularly outdoors should be located here. Low impact industries that need to operate over extended hours such as some transport depots would need to be located in this zone.</p> <p>Examples:</p> <ul style="list-style-type: none"> • Boiler making or engineering works, • Warehouses that may store and distribute dangerous goods (not a major hazard facility), • Abrasive blasting and painting (or other surface treatments), • Some manufacturing industries (timber, plastic and metal), • Logistics industries operating 24 hours/day, or • Scrap metal yards.
<p>High Impact Industry Zone</p> <ul style="list-style-type: none"> • Kabra • Gracemere • Lakes Creek • Parkhurst 	<p>To accommodate industries that have significant off site impacts and may therefore seriously impact on the lifestyle of sensitive uses, such as dwelling houses, if located nearby.</p>	<p>Industry impacts may take the form of aerosols, smoke, odour, fumes, frequent heavy vehicle movements or hours of operation. They may also place a greater demand on local infrastructure networks and may require on site treatments to manage impacts. It is intended that all new high impact industry locates in the Gracemere Industrial Area, except as specifically provided for by the Planning Scheme.</p> <p>Examples:</p> <ul style="list-style-type: none"> • Abattoirs, • Concrete batching plants, • Heavy engineering works, or • Large scale wood, plastic and metal manufacturing processes.
<p>Special Industry Zone</p> <ul style="list-style-type: none"> • Bajool • Stanwell 	<p>To provide for specialised industries and uses with specific or very significant off site impacts that may present a public hazard.</p>	<p>The Bajool explosives reserve and Stanwell Power Station are examples and key economic assets that will be protected from encroachment of incompatible development (such as dwelling houses).</p> <p>Examples:</p> <ul style="list-style-type: none"> • Power stations, • Oil Refineries, • Tanneries, or • Industries involving the handling and storage of dangerous goods.



Zone Map Example	Aerial View Example	Street View Example
		
		
		
		
		



Industry Zone Goals

Infrastructure and services are planned and delivered in a logical and cost efficient manner. This is achieved by:

- Zoning sufficient industrial land in the planning scheme to accommodate future industrial development.
- Locating the zone in areas that can be most efficiently serviced by trunk infrastructure such as transport, water, sewerage, energy and telecommunications.
- Locating the zones in areas that will allow development to most effectively manage or mitigate external impacts on other uses or important natural areas or processes.
- Providing for a full range of industrial uses.
- Avoiding locating other uses in or near industrial zones that may conflict with the primary intent of the zone.

Frequently Asked Questions

What is the Special Management Area overlay?

The Special Management Area overlay identifies land that may be impacted upon by major hazard facilities, industrial or landfill activities. The purpose of this overlay is to prevent further development that may conflict with these sites.

The Planning Scheme includes a Special Management Area around industrial zoned land in the Gracemere Industrial Area, Lakes Creek, Bajool, Bouldercombe, Marmor and landfill Waste Management Facilities.

Where are new industrial uses encouraged to locate?

The Planning Scheme identifies Gracemere Industrial Area as the location for new major industrial development in the Region. The Gracemere Industrial Area is situated to the west of Gracemere, extending along the Capricorn Highway; from the Gracemere Saleyards through to the Stanwell Power Station. Access to the industrial area is provided via an overpass from the Capricorn Highway.

Gracemere Industrial Area's employment capacity is expected to grow from 162 employees in 2012 to potentially over 5,000 employees in 2031. The Gracemere Industrial Area will continue to develop as the Region's major industrial area, accommodating low, medium and high impact industries and special industries. Sufficient industrial land is identified in this area to accommodate at least 30 years of projected industrial land requirements. Limited infill opportunities exist in the Parkhurst, Park Avenue and South Rockhampton industrial areas.

How will infrastructure be delivered to the Gracemere Industrial Area and Parkhurst Industrial Area?

The Parkhurst Industrial Area is already well serviced by trunk infrastructure. Development to the north of this area will need to take into account the demand created once this area is fully developed. Council's plans for the provision of trunk infrastructure to service Gracemere Industrial Area in a coordinated and efficient way are contained within the Local Government Infrastructure Plan in Part 4 of the Planning Scheme. Trunk infrastructure is 'higher order' network development infrastructure, including land and/or works for water supply, sewerage, drainage, transport, and land for community facilities.

The trunk infrastructure required to service existing and projected growth for urban areas is included in the Plans for Trunk Infrastructure (PFTI). The PFTI are supported by a schedule of works which outlines the type, description, estimated cost and estimated year of completion for each piece of infrastructure. The PFTI are mapped by locality and infrastructure network and can be found in Schedule 3 of the proposed Planning Scheme.

Industry Zones

To view the Rockhampton Region Planning Scheme visit our online planning portal [Rock e Plan on Council's website](#) or Council Customer Service Centres.

DISCLAIMER: The contents of this information sheet has been prepared to assist residents understand the Rockhampton Region Planning Scheme. This information is a general overview only. Photographs used are indicative only. For full details of the applicable provisions, please refer to the Rockhampton Region Planning Scheme.

Rockhampton Region Planning Scheme

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