

QPP Zone	Precinct	Reporting Category & QPP Use Type	Building Height	Minimum Lot Size (m ²)	Ultimate Development		Interim Development (2017-2036)		
					Dwellings/Lot	Density Assumptions	Dwellings/Lot	Density Assumptions	
Low Density Residential		• Dwelling House	8.5m and 2 storeys	640 (Average lot size, where 20% 400m ² , 80% 700m ²)	1	<ul style="list-style-type: none"> Greenfield (Lots ≥2,500m²) <ul style="list-style-type: none"> - 16.3 dwellings/ha of net developable area¹ - 10.6 dwellings/ha of gross developable area² Dwelling Mix: <ul style="list-style-type: none"> - 80% Dwelling House - 10% Dual Occupancy - 5% Multiple Dwelling - 5% Residential Care Facility / Retirement Facility Multiple Dwellings, Residential Care Facility and Retirement Facility <ul style="list-style-type: none"> - 50% site cover - 1 unit per 400m² 	1	<ul style="list-style-type: none"> Greenfield (Lots ≥2,500m²) <ul style="list-style-type: none"> - 16 dwellings/ha of net developable area³ - 10.4 dwellings/ha of gross developable area⁴ Dwelling Mix: <ul style="list-style-type: none"> - 85% Dwelling House - 5% Dual Occupancy - 5% Multiple Dwelling - 5% Residential Care Facility / Retirement Facility Multiple Dwellings, Residential Care Facility and Retirement Facility <ul style="list-style-type: none"> - 50% site cover - 1 unit per 400m² 	
		• Dual Occupancy		800	2		2		
		• Multiple Dwelling							
		- Multiple Dwelling			1,200	3 (at min. lot size)		3 (at min. lot size)	
		- Residential Care Facility			2,000	5 (at min. lot size)		5 (at min. lot size)	
- Retirement Facility			2,000	2.5 (at min. lot size)	<ul style="list-style-type: none"> Infill <ul style="list-style-type: none"> - Lots ≥1,200m² but < 2,500m² – 2 Dwelling House lots - Lots ≥800m² but <1,200m² – 2 Dual Occupancies - Lots <800m² – 1 Dwelling House Multiple Dwellings, Residential Care Facility and Retirement Facility <ul style="list-style-type: none"> - 50% site cover - 1 unit per 400m² 	2.5 (at min. lot size)	<ul style="list-style-type: none"> Infill <ul style="list-style-type: none"> - Lots ≥1,200m² but < 2,500m² – 2 Dwelling House lots - Lots ≥800m² but <1,200m² – 2 Dual Occupancies - Lots <800m² – 1 Dwelling House Multiple Dwellings, Residential Care Facility and Retirement Facility <ul style="list-style-type: none"> - 50% site cover - 1 unit per 400m² 		
Low Density Residential	Residential Stables Precinct	<ul style="list-style-type: none"> Dwelling House Animal Keeping 	8.5m	800	1	<ul style="list-style-type: none"> Infill <ul style="list-style-type: none"> - Lots ≥1,600m² but < 2,500m² – 2 Dwelling House lots - Lots <1,600m² – 1 Dwelling House 	1	<ul style="list-style-type: none"> Infill <ul style="list-style-type: none"> - Lots ≥1,600m² but < 2,500m² – 2 Dwelling House lots - Lots <1,600m² – 1 Dwelling House 	
Low Density Residential	Fitzroy River Accommodation Precinct	<ul style="list-style-type: none"> Dwelling House Other Dwelling <ul style="list-style-type: none"> - Short-term Accommodation 	8.5m and 2 storeys		1	<ul style="list-style-type: none"> No Further development 	1	<ul style="list-style-type: none"> No Further development 	
Low-Medium Density Residential		• Dwelling House	12m and 3 storeys	540 (Average lot size, where 20% 300m ² , 80% 600m ²)	1	<ul style="list-style-type: none"> Greenfield (Lots ≥2,500m²) <ul style="list-style-type: none"> - 24.4 dwellings/ha of net developable area⁵ - 17.1 dwellings/ha of gross developable area⁶ Dwelling Mix: <ul style="list-style-type: none"> - 60% Dwelling House - 20% Dual Occupancy - 20% Multiple Dwelling Multiple Dwellings <ul style="list-style-type: none"> - 65% site cover 	1	<ul style="list-style-type: none"> Greenfield (Lots ≥2,500m²) <ul style="list-style-type: none"> - 24.4 dwellings/ha of net developable area⁷ - 17.1 dwellings/ha of gross developable area⁸ Dwelling Mix: <ul style="list-style-type: none"> - 60% Dwelling House - 20% Dual Occupancy - 20% Multiple Dwelling Multiple Dwellings <ul style="list-style-type: none"> - 65% site cover 	
		• Dual Occupancy		600	2		2		
		• Multiple Dwelling			1,000	7.8 (at min. lot size)		7.8 (at min. lot size)	
		- Multiple Dwelling			2,000				
- Residential Care									

¹ One hectare of land, with no constraints and no roads or drainage, would yield 16.3 dwellings

² One hectare of land, with no constraints but with a loss of 35% land area to roads and drainage, would yield 10.6 dwellings

³ One hectare of land, with no constraints and no roads or drainage, would yield 16 dwellings

⁴ One hectare of land, with no constraints but with a loss of 35% land area to roads and drainage, would yield 10.4 dwellings

⁵ One hectare of land, with no constraints and no roads or drainage, would yield 24.4 dwellings

⁶ One hectare of land, with no constraints but with a loss of 30% land area to roads and drainage, would yield 17.1 dwellings

⁷ One hectare of land, with no constraints and no roads or drainage, would yield 24.4 dwellings

⁸ One hectare of land, with no constraints but with a loss of 30% land area to roads and drainage, would yield 17.1 dwellings

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					Dwellings/Lot	Density Assumptions	Dwellings/Lot	Density Assumptions
		<ul style="list-style-type: none"> Facility - Retirement Facility 		2,000		<ul style="list-style-type: none"> - 1 unit per 250m² • Infill <ul style="list-style-type: none"> - Lots ≥1,600m² but < 2,500m² – Multiple Dwellings - Lots ≥1,000m² but <1,600m² – 2 Dual Occupancies - Lots <1,000m² – 1 Dwelling House - Multiple Dwellings <ul style="list-style-type: none"> - 65% site cover - 1 unit per 250m² 		<ul style="list-style-type: none"> - 1 unit per 250m² • Infill <ul style="list-style-type: none"> - Lots ≥1,600m² but < 2,500m² – Multiple Dwellings - Lots ≥1,000m² but <1,600m² – 2 Dual Occupancies - Lots <1,000m² – 1 Dwelling House - Multiple Dwellings <ul style="list-style-type: none"> - 65% site cover - 1 unit per 250m²
High Density Residential		<ul style="list-style-type: none"> • Multiple Dwelling <ul style="list-style-type: none"> - Multiple Dwelling • Other Dwelling <ul style="list-style-type: none"> - Short-term Accommodation - Rooming Accommodation • Retail <ul style="list-style-type: none"> - Food and Drink Outlet - Nightclub Entertainment Facility 	45m and 12 storeys	1,000	88 (at min. lot size)	<ul style="list-style-type: none"> • Non-Residential <ul style="list-style-type: none"> - 1st storey – 80% site cover - 100% Retail • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 880 dwellings/ha - 80% site cover - 50% Multiple Dwellings (resident population), 50% Other Dwellings (non-resident population) 	56 (at min. lot size)	<ul style="list-style-type: none"> • Non-Residential <ul style="list-style-type: none"> - 1st storey – 80% site cover - 100% Retail • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 560 dwellings/ha - 80% site cover - 40% Multiple Dwellings (resident population), 60% Other Dwellings (non-resident population) • Average building heights will not exceed 8 storeys until 2037+
Principal Centre	Business Services Precinct	<ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> - Food and Drink Outlet - Nightclub Entertainment Facility - Shop - Shopping Centre • Commercial <ul style="list-style-type: none"> - Office • Other Dwelling <ul style="list-style-type: none"> - Short-term accommodation - Rooming Accommodation - Hotel 	12m and 3 storeys (Refer to Appendix D)	450	4.3 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 3rd storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 96 dwellings/ha - 50% Multiple Dwellings (resident population), 50% Other Dwellings (non-resident population) 	4.3 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 3rd storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 96 dwellings/ha - 20% Multiple Dwellings (resident population), 80% Other Dwellings (non-resident population)
			18m and 5 storeys (Refer to Appendix D)	450	8.1 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 5th storey – 90% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 180 dwellings/ha - 50% Multiple Dwellings (resident population), 50% Other Dwellings (non-resident population) 	8.1 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 5th storey – 90% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 180 dwellings/ha - 20% Multiple Dwellings (resident population), 80% Other Dwellings (non-resident population)
			45m and 12 storeys (Refer to Appendix D)	450	21.6 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 12th storey – 100% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial 	10.8 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 12th storey – 100% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial

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					Dwellings/Lot	Density Assumptions	Dwellings/Lot	Density Assumptions
						<ul style="list-style-type: none"> - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 480 dwellings/ha - 50% Multiple Dwellings (resident population), 50% Other Dwellings (non-resident population) 		<ul style="list-style-type: none"> - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 240 dwellings/ha - 20% Multiple Dwellings (resident population), 80% Other Dwellings (non-resident population) • Average building heights will not exceed 6 storeys until 2037+

QPP Zone	Precinct	Reporting Category & QPP Use Type	Building Height	Minimum Lot Size (m ²)	Ultimate Development		Interim Development (2017-2036)	
					Dwellings/Lot	Density Assumptions	Dwellings/Lot	Density Assumptions
Principal Centre	Core Precinct	<ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> - Food and Drink Outlet - Nightclub Entertainment Facility - Shop - Shopping Centre • Commercial <ul style="list-style-type: none"> - Office • Other Dwelling <ul style="list-style-type: none"> - Short-term accommodation - Rooming Accommodation - Hotel 	9m and 2 storeys (Refer to Appendix D)	450	3.6 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 2nd storey – 100% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 80 dwellings/ha - 100% Other Dwellings (non-resident population) 	3.6 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 2nd storey – 100% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 80 dwellings/ha - 100% Other Dwellings (non-resident population)
			12m and 3 storeys (Refer to Appendix D)	450	5.4 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 3rd storey – 100% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 120 dwellings/ha - 100% Other Dwellings (non-resident population) 	5.4 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 3rd storey – 100% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 120 dwellings/ha - 100% Other Dwellings (non-resident population)
			18m and 5 storeys (Refer to Appendix D)	450	9 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 5th storey – 100% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 200 dwellings/ha - 100% Other Dwellings (non-resident population) 	9 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 5th storey – 100% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 200 dwellings/ha - 100% Other Dwellings (non-resident population)
			35m and 10 storeys (Refer to Appendix D)	450	15.8 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 4th storey – 100% site cover, 5th to 10th storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 352 dwellings/ha - 100% Other Dwellings (non-resident population) 	8.6 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 4th storey – 100% site cover, 5th to 10th storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 192 dwellings/ha - 100% Other Dwellings (non-resident population) • Average building heights will not exceed 5 storeys until 2037+
			45m and 12 storeys (Refer to Appendix D)	450	18.7 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 4th storey – 100% site cover, 5th to 12th storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential 	10.1 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 4th storey – 100% site cover, 5th to 12th storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential

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					Dwellings/Lot	Density Assumptions	Dwellings/Lot	Density Assumptions
						<ul style="list-style-type: none"> - 1 unit/100m² GFA - 416 dwellings/ha - 100% Other Dwellings (non-resident population) 		<ul style="list-style-type: none"> - 1 unit/100m² GFA - 224 dwellings/ha - 100% Other Dwellings (non-resident population) • Average building heights will not exceed 6 storeys until 2037+
Principal Centre	Denison Street Precinct	<ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> - Food and Drink Outlet - Nightclub Entertainment Facility - Shop - Shopping Centre • Commercial <ul style="list-style-type: none"> - Office • Other Dwelling <ul style="list-style-type: none"> - Short-term accommodation - Rooming Accommodation - Hotel 	12m and 3 storeys	450	2.2 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 3rd storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 30% Retail - 20% Commercial - 20% Residential - 30% Industrial • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 48 dwellings/ha - 100% Other Dwellings (non-resident population) 	2.2 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 3rd storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 30% Retail - 20% Commercial - 20% Residential - 30% Industrial • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 48 dwellings/ha - 100% Other Dwellings (non-resident population)
Principal Centre	Quay Street Precinct	<ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> - Food and Drink Outlet - Nightclub Entertainment Facility - Shop - Shopping Centre • Commercial <ul style="list-style-type: none"> - Office • Other Dwelling <ul style="list-style-type: none"> - Short-term accommodation - Rooming Accommodation - Hotel 	10m and 2 storeys	450	3.6 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 2nd storey – 100% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 80 dwellings/ha - 100% Other Dwellings (non-resident population) 	3.6 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 2nd storey – 100% site cover • GFA split: <ul style="list-style-type: none"> - 40% Retail - 20% Commercial - 40% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 80 dwellings/ha - 100% Other Dwellings (non-resident population)
Major Centre		<ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> - Food and Drink Outlet - Shop - Shopping Centre - Theatre 	15m and 4 storeys	450		<ul style="list-style-type: none"> • 1st to 4th storey – 80% site cover, • GFA split: <ul style="list-style-type: none"> - 100% Retail 		<ul style="list-style-type: none"> • 1st to 4th storey – 80% site cover, • GFA split: <ul style="list-style-type: none"> - 100% Retail • Average building heights will not exceed 2 storeys until 2037+
District Centre		<ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> - Food and Drink Outlet - Shop - Shopping Centre • Commercial 	12m and 3 storeys	450	1.1 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 3rd storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 80% Retail - 10% Commercial - 10% Residential 	0.7 (at min. lot size)	<ul style="list-style-type: none"> • 1st to 3rd storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 80% Retail - 10% Commercial - 10% Residential

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					Dwellings/Lot	Density Assumptions	Dwellings/Lot	Density Assumptions
		<ul style="list-style-type: none"> - Office • Other Dwelling - Short-term accommodation - Rooming Accommodation - Hotel 				<ul style="list-style-type: none"> • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 24 dwellings/ha - 100% Other Dwellings (non-resident population) 		<ul style="list-style-type: none"> • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 16 dwellings/ha - 100% Other Dwellings (non-resident population) • Average building heights will not exceed 2 storeys until 2037+
Local Centre		<ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> - Food and Drink Outlet - Shop • Commercial <ul style="list-style-type: none"> - Office 	12m and 3 storeys	450	0.5 (at min. lot size)	<ul style="list-style-type: none"> • 80% site cover • GFA split: <ul style="list-style-type: none"> - 80% Retail - 15% Commercial - 5% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 12 dwellings/ha - 100% Other Dwellings (non-resident population) 	0.4 (at min. lot size)	<ul style="list-style-type: none"> • 80% site cover • GFA split: <ul style="list-style-type: none"> - 80% Retail - 15% Commercial - 5% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 8 dwellings/ha - 100% Other Dwellings (non-resident population) • Average building heights will not exceed 2 storeys until 2037+
Neighbourhood Centre		<ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> - Food and Drink Outlet - Shop • Commercial <ul style="list-style-type: none"> - Office 	10m and 2 storeys	450	-	<ul style="list-style-type: none"> • 70% site cover • GFA split: <ul style="list-style-type: none"> - 80% Retail - 20% Commercial 		<ul style="list-style-type: none"> • 70% site cover • GFA split: <ul style="list-style-type: none"> - 80% Retail - 20% Commercial
Low Impact Industry		<ul style="list-style-type: none"> • Industry <ul style="list-style-type: none"> - Low impact industry - Bulk landscape supplies - Hardware and trade supplies - Wholesale nursery - Agricultural supplies store 	10m	1,000	-	<ul style="list-style-type: none"> • Greenfield (Lots ≥3,000m²) <ul style="list-style-type: none"> - 10 lots/ha of net developable area - 80% site cover • Infill (Lots <3,000m²) <ul style="list-style-type: none"> - 10 lots/ha of net developable area - 80% site cover 		<ul style="list-style-type: none"> • Greenfield (Lots ≥3,000m²) <ul style="list-style-type: none"> - 10 lots/ha of net developable area - 50% site cover • Infill (Lots <3,000m²) <ul style="list-style-type: none"> - 10 lots/ha of net developable area - 50% site cover
Low Impact Industry	South Rockhampton Precinct	<ul style="list-style-type: none"> • Nil (limited development) 	10m	1,000	-	<ul style="list-style-type: none"> • No further development 		<ul style="list-style-type: none"> • No further development
Medium Impact Industry		<ul style="list-style-type: none"> • Industry <ul style="list-style-type: none"> - Medium impact industry 	13m	5,000	-	<ul style="list-style-type: none"> • Greenfield (Lots ≥10,000m²) <ul style="list-style-type: none"> - 2 lots/ha of net developable area - 50% site cover • Infill (Lots <10,000m²) <ul style="list-style-type: none"> - 2 lots/ha of net developable area - 50% site cover 		<ul style="list-style-type: none"> • Greenfield (Lots ≥10,000m²) <ul style="list-style-type: none"> - 2 lots/ha of net developable area - 50% site cover • Infill (Lots <10,000m²) <ul style="list-style-type: none"> - 2 lots/ha of net developable area - 50% site cover
Medium Impact Industry	Gracemere Saleyards Precinct	<ul style="list-style-type: none"> • Industry <ul style="list-style-type: none"> - Medium impact industry - Animal Keeping 	13m	5,000	-	<ul style="list-style-type: none"> • Greenfield (Lots ≥10,000m²) <ul style="list-style-type: none"> - 2 lots/ha of net developable area - 50% site cover - 80% Industry, 20% Retail 		<ul style="list-style-type: none"> • Greenfield (Lots ≥10,000m²) <ul style="list-style-type: none"> - 2 lots/ha of net developable area - 50% site cover - 80% Industry, 20% Retail

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					Dwellings/Lot	Density Assumptions	Dwellings/Lot	Density Assumptions
		<ul style="list-style-type: none"> Retail - Food and Drink Outlet - Function facility 				<ul style="list-style-type: none"> Infill (Lots <10,000m²) <ul style="list-style-type: none"> - 2 lots/ha of net developable area - 50% site cover - 80% Industry, 20% Retail 		<ul style="list-style-type: none"> Infill (Lots <10,000m²) <ul style="list-style-type: none"> - 2 lots/ha of net developable area - 50% site cover 80% Industry, 20% Retail
High Impact Industry		<ul style="list-style-type: none"> Industry - High impact industry 	No height specified	10,000	-	<ul style="list-style-type: none"> Greenfield (Lots ≥20,000m²) <ul style="list-style-type: none"> - 1 lot/ha of net developable area - 50% site cover Infill (Lots <20,000m²) <ul style="list-style-type: none"> - 1 lot/ha of net developable area - 50% site cover 		<ul style="list-style-type: none"> Greenfield (Lots ≥20,000m²) <ul style="list-style-type: none"> - 1 lot/ha of net developable area - 50% site cover Infill (Lots <20,000m²) <ul style="list-style-type: none"> - 1 lot/ha of net developable area - 50% site cover
High Impact Industry	Lakes Creek Precinct	<ul style="list-style-type: none"> Nil (limited development) 	No height specified	10,000	-	<ul style="list-style-type: none"> No further development 		<ul style="list-style-type: none"> No further development
Special Industry		<ul style="list-style-type: none"> Industry - Special industry 	No height specified	10,000	-	<ul style="list-style-type: none"> Greenfield (Lots ≥20,000m²) <ul style="list-style-type: none"> - 1 lot/ha of net developable area - 50% site cover Infill (Lots <20,000m²) <ul style="list-style-type: none"> - 1 lot/ha of net developable area - 50% site cover 		<ul style="list-style-type: none"> Greenfield (Lots ≥20,000m²) <ul style="list-style-type: none"> - 1 lot/ha of net developable area - 50% site cover Infill (Lots <20,000m²) <ul style="list-style-type: none"> - 1 lot/ha of net developable area - 50% site cover
Waterfront and Marine Industry		<ul style="list-style-type: none"> Industry - High impact industry 	13m	1,000	-	<ul style="list-style-type: none"> Greenfield (Lots ≥3,000m²) <ul style="list-style-type: none"> - 10 lots/ha of net developable area - 50% site cover Infill (Lots <3,000m²) <ul style="list-style-type: none"> - 10 lots/ha of net developable area - 50% site cover 		<ul style="list-style-type: none"> Greenfield (Lots ≥3,000m²) <ul style="list-style-type: none"> - 10 lots/ha of net developable area - 50% site cover Infill (Lots <3,000m²) <ul style="list-style-type: none"> - 10 lots/ha of net developable area - 50% site cover
Waterfront and Marine Industry	Fitzroy River Industry Precinct	<ul style="list-style-type: none"> Industry - Low impact industry 	10m	1,000	-	<ul style="list-style-type: none"> No further development 	-	<ul style="list-style-type: none"> No further development
Emerging Community		<ul style="list-style-type: none"> Dwelling House Dual Occupancy Multiple Dwelling - Multiple Dwelling - Residential Care Facility 	8.5m and 2 storeys	<p>640 (Average lot size, where 20% 400m², 80% 700m²)</p> <p>800</p> <p>1,200</p> <p>2,000</p> <p>2,000</p>	<p>1</p> <p>2</p> <p>3 (at min. lot size)</p> <p>5 (at min. lot size)</p> <p>2.5 (at</p>	<ul style="list-style-type: none"> Greenfield (Lots ≥2,500m²) <ul style="list-style-type: none"> - 16.3 dwellings/ha of net developable area⁹ - 10.6 dwellings/ha of gross developable area¹⁰ Dwelling Mix: <ul style="list-style-type: none"> - 80% Dwelling House - 10% Dual Occupancy - 5% Multiple Dwelling - 5% Residential Care Facility / Retirement Facility Multiple Dwellings, Residential Care Facility and Retirement Facility <ul style="list-style-type: none"> - 50% site cover - 1 unit per 400m² Infill <ul style="list-style-type: none"> - Lots ≥1,200m² but < 2,500m² – 2 Dwelling House 	<p>1</p> <p>2</p> <p>3 (at min. lot size)</p> <p>5 (at min. lot size)</p> <p>2.5 (at</p>	<ul style="list-style-type: none"> Greenfield (Lots ≥2,500m²) <ul style="list-style-type: none"> - 16 dwellings/ha of net developable area¹¹ - 10.4 dwellings/ha of gross developable area¹² Dwelling Mix: <ul style="list-style-type: none"> - 85% Dwelling House - 5% Dual Occupancy - 5% Multiple Dwelling - 5% Residential Care Facility / Retirement Facility Multiple Dwellings, Residential Care Facility and Retirement Facility <ul style="list-style-type: none"> - 50% site cover - 1 unit per 400m² Infill <ul style="list-style-type: none"> - Lots ≥1,200m² but < 2,500m² – 2 Dwelling House lots

⁹ One hectare of land, with no constraints and no roads or drainage, would yield 16.3 dwellings

¹⁰ One hectare of land, with no constraints but with a loss of 35% land area to roads and drainage, would yield 10.6 dwellings

¹¹ One hectare of land, with no constraints and no roads or drainage, would yield 16 dwellings

¹² One hectare of land, with no constraints but with a loss of 35% land area to roads and drainage, would yield 10.4 dwellings

QPP Zone	Precinct	Reporting Category & QPP Use Type	Building Height	Minimum Lot Size (m ²)	Ultimate Development		Interim Development (2017-2036)	
					Dwellings/Lot	Density Assumptions	Dwellings/Lot	Density Assumptions
		- Retirement Facility			min. lot size)	lots - Lots ≥800m ² but <1,200m ² – 2 Dual Occupancies - Lots <800m ² – 1 Dwelling House - Multiple Dwellings, Residential Care Facility and Retirement Facility - 50% site cover - 1 unit per 400m ²	min. lot size)	- Lots ≥800m ² but <1,200m ² – 2 Dual Occupancies - Lots <800m ² – 1 Dwelling House - Multiple Dwellings, Residential Care Facility and Retirement Facility - 50% site cover • 1 unit per 400m ²
Rural Residential		• Dwelling House	8.5m and 2 storeys	4,000	1	• Lots ≥40,000m ² – 0.5 dwellings/ha of net developable area • Lots <40,000m ² – 1 Dwelling House • 40% site cover	1	• Lots ≥40,000m ² – 0.5 dwellings/ha of net developable area • Lots <40,000m ² – 1 Dwelling House • 40% site cover
Rural Residential	Baree and Walterhall Precinct	• Dwelling House	8.5m and 2 storeys	4,000	1	• Lots ≥8,000m ² – 2.5 dwellings/ha of net developable area • Lots <8,000m ² – 1 Dwelling House • 40% site cover	1	• Lots ≥8,000m ² – 2.5 dwellings/ha of net developable area • Lots <8,000m ² – 1 Dwelling House • 40% site cover
Special Purpose		• Mixed uses	8.5m and 2 storeys	600		• No further development		• No further development
Special Purpose	Rockhampton Airport Precinct - Airport Expansion Sub-Precinct	• Air services			-	• No further development		• No further development
Special Purpose	Rockhampton Airport Precinct - Business Services Sub-Precinct	• Retail - Service station • Commercial - Office • Community Purpose - Air services	8.5m and 2 storeys		-	• 60% site cover • GFA split: - 20% Retail - 40% Commercial - 40% Community Purpose		• 60% site cover • GFA split: - 20% Retail - 40% Commercial - 40% Community Purpose
Special Purpose	Rockhampton Airport Precinct - Airport Sub-Precinct	• Air services			-	• No further development		• No further development
Special Purpose	Rockhampton Airport Precinct - Airport Terminal Sub-Precinct	• Air services			-	• No further development		• No further development
Special Purpose	CQU Rockhampton PDA Precinct	Refer to Section 3	Refer to Section 3	Refer to Section 3	Refer to Section 3	Refer to Section 3	Refer to Section 3	Refer to Section 3
Specialised Centre	Gladstone Road and George Street Precinct	• Retail - Shop - Food and drink outlet • Commercial - Office	12m and 3 storeys	450	-	• 1 st to 3 rd storey – 80% site cover • GFA split: - 80% Retail - 20% Commercial		• 1 st to 3 rd storey – 80% site cover • GFA split: - 80% Retail - 20% Commercial • Average building heights will not exceed 2 storeys until 2037+
Specialised Centre	Gladstone Road and George	• Retail	12m and 3 storeys	450	-	• 1 st to 3 rd storey – 80% site cover		• 1 st to 3 rd storey – 80% site cover

QPP Zone	Precinct	Reporting Category & QPP Use Type	Building Height	Minimum Lot Size (m ²)	Ultimate Development		Interim Development (2017-2036)	
					Dwellings/Lot	Density Assumptions	Dwellings/Lot	Density Assumptions
	Street Precinct - Outdoor Sales and Services Sub-Precinct	<ul style="list-style-type: none"> - Outdoor sales - Food and drink outlet • Industry <ul style="list-style-type: none"> - Warehouse - Low impact industry 				<ul style="list-style-type: none"> • GFA split: <ul style="list-style-type: none"> - 60% Retail - 40% Industrial 		<ul style="list-style-type: none"> • GFA split: <ul style="list-style-type: none"> - 60% Retail - 40% Industrial • Average building heights will not exceed 2 storeys until 2037+
Specialised Centre	Gladstone Road and George Street Precinct - Residential and Food Services Sub-Precinct	<ul style="list-style-type: none"> • Dwelling House • Dual Occupancy • Other Dwelling <ul style="list-style-type: none"> - Short-term accommodation • Retail <ul style="list-style-type: none"> - Food and drink outlet - Service station 	12m and 3 storeys	450	7.6 (at min. lot size)	<ul style="list-style-type: none"> • Existing Dwelling House – Dwelling House • Existing Dual Occupancy – Dual Occupancy • 1st to 3rd storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 30% Retail - 70% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 168 dwellings/ha - 100% Other Dwellings (non-resident population) 	• 5.0 (at min. lot size)	<ul style="list-style-type: none"> • Existing Dwelling House – Dwelling House • Existing Dual Occupancy – Dual Occupancy • 1st to 3rd storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 30% Retail - 70% Residential • Residential <ul style="list-style-type: none"> - 1 unit/100m² GFA - 112 dwellings/ha - 100% Other Dwellings (non-resident population) • Average building heights will not exceed 2 storeys until 2037+
Specialised Centre	Musgrave Street Precinct - Mixed Use Sub-Precinct	<ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> - Shop - Food and drink outlet • Commercial <ul style="list-style-type: none"> - Office • Multiple Dwelling <ul style="list-style-type: none"> - Multiple Dwelling 	18m and 5 storeys	450	4.5 (at min. lot size)	<ul style="list-style-type: none"> • Existing Dwelling House parcels – Multiple Dwelling • Vacant Urban parcels – Multiple Dwelling • Multiple Dwellings <ul style="list-style-type: none"> - 1 unit per 250m² - 100 dwellings/ha - 1st to 5th storey – 50% site cover • Non-Residential <ul style="list-style-type: none"> - 1st to 5th storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 60% Retail - 40% Commercial 	• 1.8 (at min. lot size)	<ul style="list-style-type: none"> • Existing Dwelling House parcels – Multiple Dwelling • Vacant Urban parcels – Multiple Dwelling • Multiple Dwellings <ul style="list-style-type: none"> - 1 unit per 250m² - 40 dwellings/ha - 1st to 5th storey – 50% site cover • Non-Residential <ul style="list-style-type: none"> - 1st to 5th storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 60% Retail - 40% Commercial • Average building heights will not exceed 2 storeys until 2037+
Specialised Centre	Musgrave Street Precinct - Outdoor Sales and Services Sub-Precinct	<ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> - Outdoor sales - Food and drink outlet • Industry <ul style="list-style-type: none"> - Warehouse - Low impact industry 	18m and 5 storeys	450	-	<ul style="list-style-type: none"> • 1st to 5th storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 60% Retail - 40% Industrial 		<ul style="list-style-type: none"> • 1st to 5th storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 60% Retail - 40% Industrial • Average building heights will not exceed 2 storeys until 2037+
Specialised Centre	Yaamba Road Precinct	<ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> - Showroom - Food and drink outlet 	12m and 3 storeys	450	-	<ul style="list-style-type: none"> • 1st to 3rd storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 100% Retail 		<ul style="list-style-type: none"> • 1st to 3rd storey – 80% site cover • GFA split: <ul style="list-style-type: none"> - 100% Retail • Average building heights will not exceed 2 storeys until 2037+

QPP Zone	Precinct	Reporting Category & QPP Use Type	Building Height	Minimum Lot Size (m ²)	Ultimate Development		Interim Development (2017-2036)	
					Dwellings/Lot	Density Assumptions	Dwellings/Lot	Density Assumptions
Township		<ul style="list-style-type: none"> Dwelling House 	8.5m and 2 storeys	600	1	<ul style="list-style-type: none"> 1 Dwelling House per vacant subdivided lot 50% site cover 	1	<ul style="list-style-type: none"> 1 Dwelling House per vacant subdivided lot 50% site cover
Township	Kabra and Stanwell Precinct	<ul style="list-style-type: none"> Dwelling House 	8.5m and 2 storeys	600	1	<ul style="list-style-type: none"> 1 Dwelling House per vacant subdivided lot 50% site cover 	1	<ul style="list-style-type: none"> 1 Dwelling House per vacant subdivided lot 50% site cover