

# Rockhampton Region Planning Scheme

Growing a stronger future

## Centre 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 has been 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.*

### Centre Zones

Centres provide for a broad range of uses to support vibrancy, economic development, community life, employment, goods and services. Principal, major and district centres offer a greater scale and diversity of services, while local neighbourhood centres service local needs.

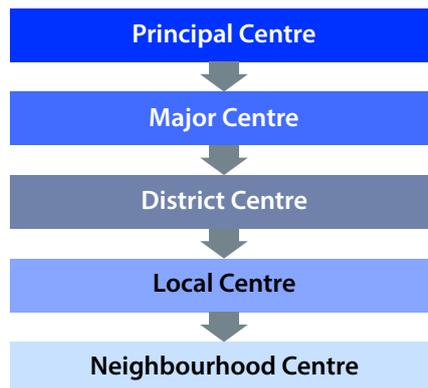
Centres provide a destination and focus for a range of commercial, community and recreational activities, usually with residential development above ground level. The planning scheme provides the opportunity for a mix of land uses that create an active environment with links between public transport, public spaces and activities.

Under the Planning Scheme, new development will be outwardly focussed, creating a safe and shaded pedestrian environment encouraging uses that generate activity such as shops and cafes and restaurants.

### Centres Hierarchy

The Rockhampton Region Planning Scheme has a clearly defined centres hierarchy ranging from the high order Principal Centre, that services the wider Region planning area, to small scale Neighbourhood Centres that support the immediate community.

The centres hierarchy has been established to ensure that the size and form of development is appropriate to the location so each centre can thrive and reach its full potential.



### 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.

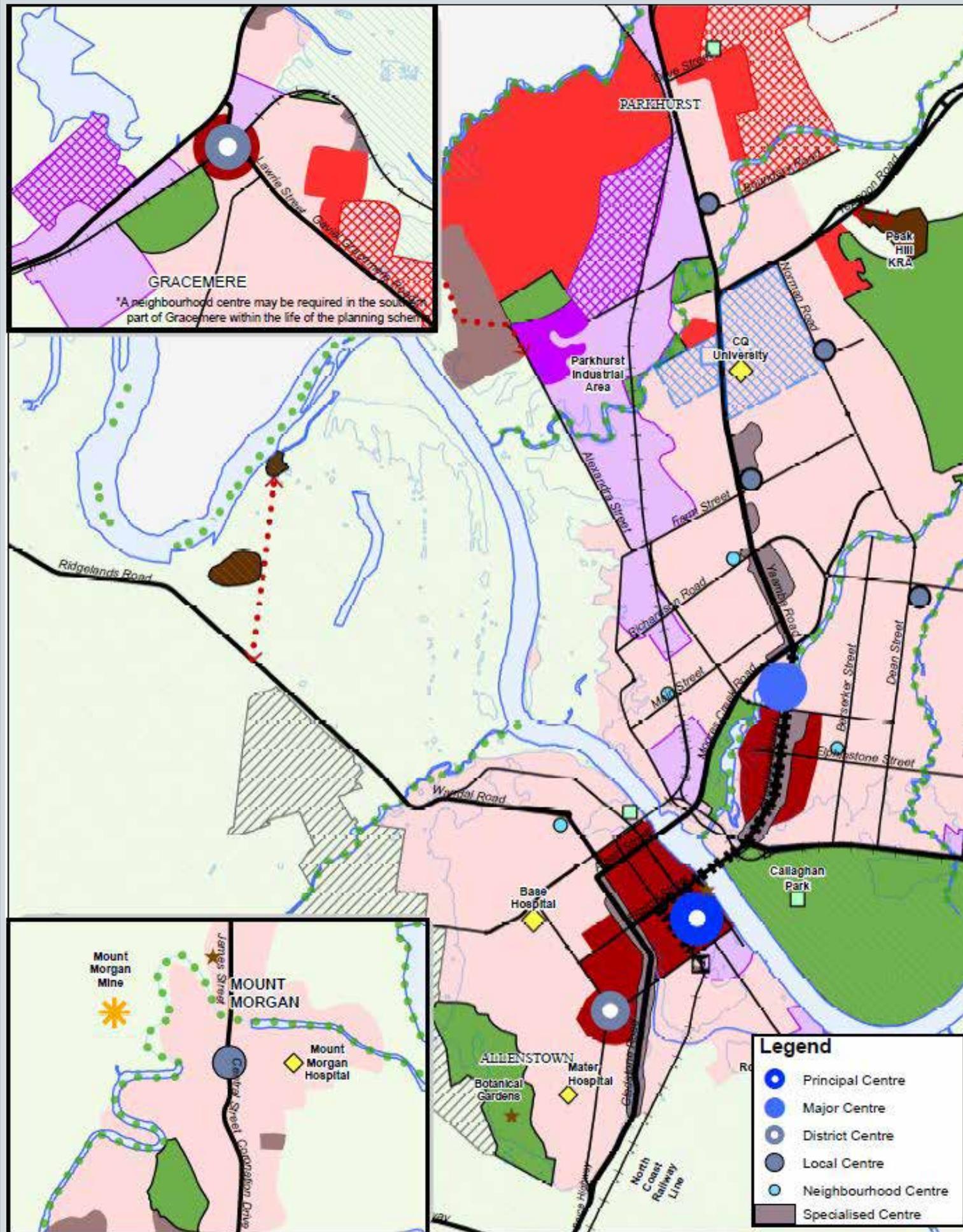
The Planning Scheme must use the standard zone categories prescribed by the Queensland Planning Provisions. This means that zone categories are standardised throughout the in the Rockhampton Region as well as other planning schemes throughout Queensland.



## Development within the Centre Zones

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

Centre Zone	Catchment Size	Intent	Streetscape and Built Form
<b>Principal Centre</b> <ul style="list-style-type: none"> <li>Rockhampton (Central Business District)</li> </ul>	Whole Planning Scheme area and wider	The highest order centre comprising the primary administrative, retail community, commercial, service, cultural and entertainment functions.	<ul style="list-style-type: none"> <li>Accommodates the tallest buildings (generally a maximum building height of 12 storeys);</li> <li>Grid pattern layout supporting a high level of accessibility for transportation, cycling and pedestrians;</li> <li>Ground floor building facades are built to the street;</li> <li>Important character and heritage values are retained.</li> </ul>
<b>Major Centre</b> <ul style="list-style-type: none"> <li>North Rockhampton (Stockland and Northside Plaza)</li> </ul>	Regional	A higher order centre that provides a broad range of activities, including high order retail, commercial, community, cultural and entertainment facilities.	<ul style="list-style-type: none"> <li>Maximum building height of four storeys;</li> <li>Active building frontages orientated to Aquatic Place, High Street, Moores Creek Road and Musgrave Street.</li> </ul>
<b>District Centre</b> <ul style="list-style-type: none"> <li>Allenstown</li> <li>Gracemere</li> </ul>	Approximately 5,000 - 8,000 households	A high order centre that provides a concentration of land uses, including retail, residential, small scale offices, administrative and health services, community, entertainment and recreation facilities.	<ul style="list-style-type: none"> <li>Maximum building height of three storeys;</li> <li>Ground floor building facades are built to the street.</li> </ul>
<b>Local Centre</b> <ul style="list-style-type: none"> <li>Frenchville (Dean St)</li> <li>Norman Gardens (Farm St)</li> <li>Norman Gardens (Norman Rd)</li> <li>Mount Morgan</li> <li>Parkhurst (Boundary Rd)</li> <li>Parkhurst (William Palfrey Rd) (Proposed)</li> </ul>	Approximately 3,000 – 5,000 households	A low order centre that provides for the day-to-day convenience needs of the surrounding catchment area.	<ul style="list-style-type: none"> <li>Maximum building height of three storeys;</li> <li>Specific requirements for new buildings at Mount Morgan.</li> </ul>
<b>Neighbourhood Centre</b> <ul style="list-style-type: none"> <li>Berserker (Elphinstone St)</li> <li>Kawana (Richardson Rd)</li> <li>Park Avenue (Main St)</li> <li>Wandal (Wandal Rd)</li> <li>South Gracemere (Proposed)</li> </ul>	Approximately 1,500 households	The lowest order centre that provides a small mix of land uses that directly supports the immediate community.	<ul style="list-style-type: none"> <li>Maximum building height of two storeys;</li> <li>The height and scale of buildings reflect the surrounding residential area.</li> </ul>
<b>Specialised Centre</b> <ul style="list-style-type: none"> <li>Gladstone Road and George Street</li> <li>Musgrave Street</li> <li>Yaamba Road</li> </ul>	Varied	Focussed on providing a particular retail function that is highway focussed such as showrooms or outdoor sales.	<ul style="list-style-type: none"> <li>Maximum building height of five storeys in Musgrave Street otherwise three storeys in all other areas;</li> <li>Ground floor building facades are built to Musgrave Street.</li> </ul>





## Centre Zone Goals

Centres are contained in well-defined areas, thereby preventing the unnecessary expansion of commercial activities into adjoining residential zones and supporting the redevelopment of existing sites within centres.

This will:

- Maintain the viability and sustainability of existing centres;
- Provide certainty to the owners and occupants of existing centres;
- Encourage the reuse of existing buildings;
- Prevent the spread of 'ribbon' development along arterial roads;
- Encourage large scale offices into the principal centre;
- Encourage residential development above ground level; and
- Ensure lower-order centres in the hierarchy do not detract from the role and function of the principal, major or district centres.

## Frequently Asked Questions

### **How will the Planning Scheme revitalise the Principal Centre (Rockhampton CBD)?**

*The Planning Scheme encourages the redevelopment of the Principal Centre by reducing regulation and by allowing a variety of activities, including commercial and residential (behind commercial frontage or above) to be located within the CBD. It is important that other commercial areas do not compromise the potential growth of the Principal Centre. This is achieved by ensuring major commercial developments like office buildings are located within the principal centre and not in smaller centres. Focusing large commercial development and the introduction of more residential development (long term and short term) will provide an increase in the level of activity within the principal centre.*

*Reducing Council requirements related to the reuse of existing buildings will promote the renewal of vacant buildings. Provisions related to building form, car parking and landscaping have been relaxed, while allowing more flexibility in relation to the type of land uses that can operate within these buildings without requiring additional planning approval.*

### **How does the Planning Scheme support better security and public safety in the Principal Centre?**

*The Planning Scheme requires new development to consider criteria such as clear line of sight and lighting in their plans. Also more multi-unit residential development will increase activity which also supports improved security.*

### **When will proposed new centres be developed and what shops will be located there?**

*The planning scheme is a regulatory tool which guides development to preferred locations within the planning scheme area. Council has no influence over the progress of a development once it has been lodged and approved by Council.*

## Centre Zones

**To view the Rockhampton Region Planning Scheme visit our website or Council's 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.

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