

## Preamble

*This Rockhampton City Plan Statement of Proposals is the final step in the first stage of the preparation of the new City Plan. The next stage in the process will be to prepare the City Plan for public comment, which will take place over the next twelve months.*

*Comments on this Statement of Proposals are welcome. Written submissions should be signed and addressed to:*

**The Chief Executive Officer  
Rockhampton City Council  
Reply Paid 243 (PSR)  
PO Box 243  
Rockhampton 4700**

*Council has decided to publicly exhibit this document for comment for 55 days, from the 15th September 2000 - 1st December 2000.*

*For more information on the Statement of Proposals please phone the Rockhampton City Plan Infoline on 1 800 555 076, or Planning Services, Rockhampton City Council on 07 4936 8343.*



## Introduction from the Mayor & Chairperson Planning and Development Committee

*I am pleased to release the Statement of Proposals for the Rockhampton City Plan, which provides early directions for how we should address different planning issues in Rockhampton's new City Plan.*

*This Statement of Proposals is the end of the first stage in the formal plan preparation process set out in the Integrated Planning Act. Every Local Authority in Queensland will be reviewing their planning schemes to better align them with the policy and development assessment system contained in the Integrated Planning Act.*

*I have been involved in steering this process for some time and am excited by the opportunities that a new plan will offer. I have also been impressed that so many residents of Rockhampton have participated in the planning process so far, by attending public meetings or advisory groups, as well as filling out surveys. It has been especially pleasing to see the involvement of our younger generation in the schools project – its great to see our younger generation interested in the future of our city. This is your chance to help shape Rockhampton's lifestyle and economic development into the future.*



Councillor Margaret Strelow  
Mayor  
Rockhampton City Council



*The release of this Statement of Proposals is your opportunity to express your views, on the directions we should take for Rockhampton's future. I welcome your submissions on the Statement of Proposals, which will assist the Council to carry out the detailed City Plan drafting.*

*The next stage of the plan preparation process is the preparation and release of the draft City Plan. I am looking forward to working with you over the next twelve months to produce this plan which will guide Rockhampton's planning over the next ten or fifteen years. I would like to thank all members of the community who have taken the time and effort to be part of this process and the Council officers for their earnest dedication. This is a very exciting phase in progressing Rockhampton's economic, social and environmental development and I look forward to your continued interest and comment.*



Councillor Vicki Bastin-Byrne  
Chairperson  
Planning and Development Committee



# Executive Summary

Rockhampton City is preparing a new planning scheme to replace its existing planning scheme. Called the Rockhampton City Plan the document will be an important tool to manage the growth and development of Rockhampton City over the next decade. This Statement of Proposals sets out how the City Plan will address the requirements of the Integrated Planning Act. It builds on the Issues Report released by Rockhampton City Council in April 2000, and the considerable efforts of the Rockhampton community in providing feedback on what they consider to be important issues for the future of their city.

The new City Plan will seek to achieve ecological sustainability, as set out by the Integrated Planning Act. Ecological sustainability is expressed in three components of economic and social development and ecological processes, which provide a fundamental policy basis for the preparation of the Plan.

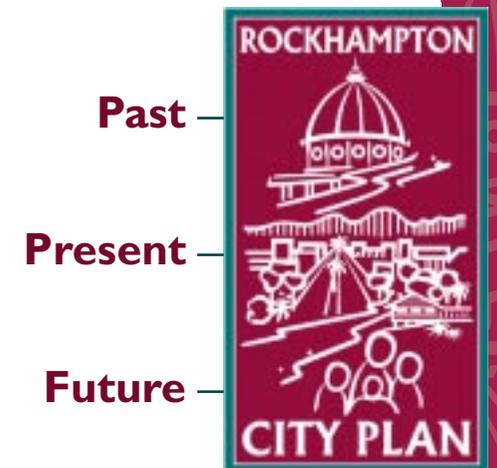
Consistent with the policy of seeking ecological sustainability is the vision of the Rockhampton City Council which is:

*'Rockhampton will be a safe, clean, enjoyable place that has retained and enhanced the best parts of its heritage and natural environment. It will be attractive to residents, visitors, investors and business – providing opportunities for all. It will be a leading export focussed service centre for the region, strong in tourism, culture, health, education, value added agriculture, and community services.'*

This vision, along with the concept of ecological sustainability, provides the basis on which the City Plan will be drafted.

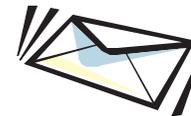
The City of Rockhampton has unique history, character and potential that sets it apart from other Queensland towns and cities. The Fitzroy River and Mt. Archer National Park form a unique setting for the City. The City itself is characterised by prominent heritage buildings, particularly in the Central Business District, which are reflective of Rockhamptons' historical and current role as the 'capital' of Central Queensland. Most importantly, there are opportunities to be realised as we plan ahead for the next decade.

This Statement of Proposals for Rockhampton City suggests possible policies for the new City Plan in relation to the requirements of the Integrated Planning Act. It sets out the possible directions for the Rockhampton City Plan in relation to a range of planning issues. The Statement of Proposals is produced to encourage comment on important issues in the future of Rockhampton – your submissions are welcome.



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Your comments are welcome on this Statement of Proposal document!  
For your convenience, included at page 51 is a submission form with a complimentary reply paid envelope.

**Submission forms are to be received by 1st December 2000.**

## **1.0 Introduction**



### **1.1 Introduction**

### **1.2 How to Find Out More**

### **1.3 How to make a Submission on the Statement of Proposals**

### **1.4 The Purpose of the Statement of Proposals**



# Introduction



## 1.1 Introduction

The new planning scheme for Rockhampton will be called the Rockhampton City Plan. The Rockhampton City Plan is needed as:

- the current scheme is outdated;
- the new City Plan will be better able to reflect community aspirations and new directions for Rockhampton City;
- the Integrated Planning Act, which is recent State legislation for planning, requires all local authorities to prepare new planning schemes in the next three years.

New planning legislation, in the form of the Integrated Planning Act (IPA), requires Council to prepare a new planning scheme for the City by March 2003. The new planning scheme will be based on presenting preferred outcomes for the City and measures to achieve those desired outcomes.

This Statement of Proposals sets out the directions for the City which will be contained in the new planning scheme for Rockhampton. The document includes:

- why a City Plan is needed in Rockhampton;
- the feedback received from the community so far in the planning process;
- the matters to be addressed in the planning scheme such as:
  - land use and development; and
  - infrastructure and valuable features.

Your feedback is welcome on this Statement of Proposals! It has been prepared specifically to propose how the new City Plan will take shape, so that feedback can be incorporated in the drafting of the City Plan.

## 1.2 How to Find Out More

To find out more about preparing Rockhampton's City Plan you can call the Infoline 1800 555 076. You can also email comments to [rockplan@buckvann.com.au](mailto:rockplan@buckvann.com.au) or visit the website at [www.rockhampton.qld.gov.au/council/cityplan.htm](http://www.rockhampton.qld.gov.au/council/cityplan.htm). Issues Reports (released in April 2000) are also available.

Additional copies of the Statement of Proposal documents are available from the Planning Services unit, Rockhampton City Council, 2nd Floor; Bolsover Street, Rockhampton.

## 1.3 How to make a Submission on the Statement of Proposals

The Statement of Proposals has been placed on display to allow submissions to be made. A written submission should be addressed to:

The Chief Executive Officer  
Rockhampton City Council  
Reply Paid 243 (PSR)  
PO Box 243  
Rockhampton 4700

Rockhampton City Council welcomes your comments on the Statement. Comments received will contribute to the drafting of the new City Plan.

## I.4 The Purpose of the Statement of Proposals

The Integrated Planning Act is the State legislation that specifies how local authorities prepare new planning schemes.

This Statement of Proposals:

- (a) identifies matters Rockhampton City Council anticipates the planning scheme will address; and
- (b) states how Rockhampton City Council intends to address each core matter (including its component parts) in preparing the planning scheme.

The 'core matters' (refer glossary of terms – section 8.0) are land use and development, infrastructure and valuable features, which are discussed in Sections 4, 5 and 6.

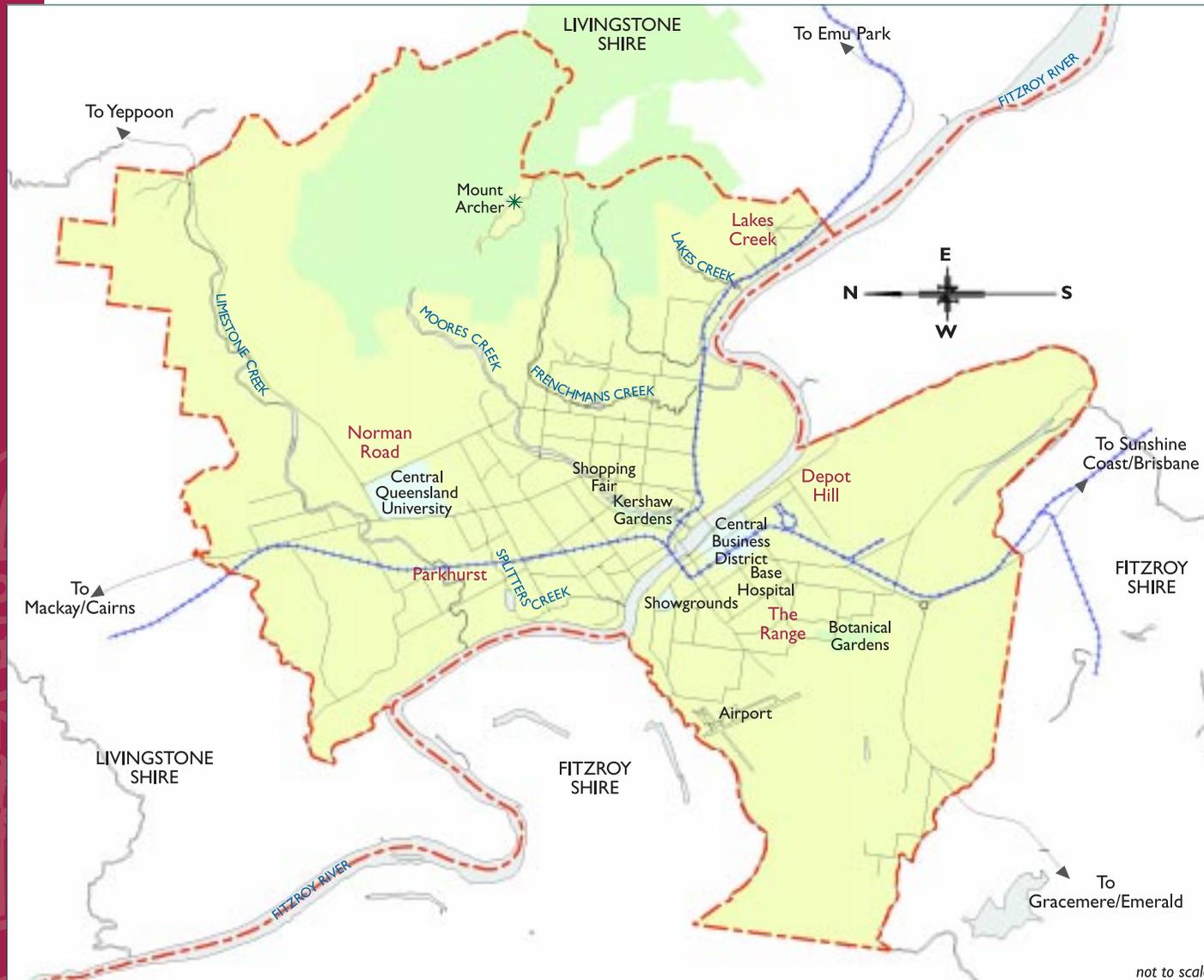
This document, the Statement of Proposals, sets out policy proposals for Rockhampton (more than just identifying the issues), and outlines possible strategies, or responses, that the City Plan will include to address each issue. This is to allow feedback on the strategies that are suggested in this document. Submissions on the Statement of Proposals will be used to inform the preparation of the new planning scheme.

The timing and major stages involved in the preparation of the new planning scheme



...“sets out policy proposals for Rockhampton”...

# Rockhampton City Plan Area



## 2.0 Background

### 2.1 The Integrated Planning Act

### 2.2 What the Community has said

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*“Create centres for excellence – sports and recreation, music, dance, theatre and education”*

---

*“Retain character in the suburbs particularly on the south-side – retain old Queenslanders”*

---

*“Growth is encroaching on the foothills – big concern – need buffer zone between residential development and National Parks”*

---

*“Attract activities that are an advantage to the community and have spin offs that do not have locational requirements, such as information technologies”*

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# Background

## 2.1 The Integrated Planning Act

### The Purpose of the Act

The purpose of IPA is to seek to achieve ecological sustainability. Accordingly all planning schemes in Queensland must progress this purpose. Essentially that means that the Rockhampton City Plan, when prepared, will advance this purpose. Ecological sustainability is therefore the fundamental purpose for preparing the new planning scheme for Rockhampton. (Ecological sustainability is defined in the Integrated Planning Act, and is outlined in the glossary of terms in section 8.0).

The new Rockhampton City Plan will seek to achieve ecological sustainability by balancing the:- economy, environment and wellbeing of the community.

### Desired Environmental Outcomes

The Integrated Planning Act introduces an important way to express future outcomes for the City. These are called Desired Environmental Outcomes – and are important statements about the future of the City. Desired Environmental Outcomes will form an integral part of the new Rockhampton City Plan.

### Vision for Rockhampton and Incorporation of Community Consultation

The Vision for Rockhampton, as set out in Rockhampton's Corporate Plan, will set a broad policy base for the plan on which Desired Environmental Outcomes will be based:

*'Rockhampton will be a safe, clean, enjoyable place that has retained and enhanced the best parts of its heritage and natural environment. It will be attractive to residents, visitors, investors and business – providing opportunities for all. It will be a leading export focussed service centre for the region, strong in*

*tourism, culture, health, education, value added agriculture, and community services.'*

In addition to this vision, feedback from the consultation carried out to date has indicated some additional aims for the City:

- economic activity is secured so that the City remains a prosperous employment base for the region (economy);
- the Central Business District is recognised and enhanced for its role as the core retail and tourist centre, as well as the cultural heart of the City (economy and community);
- quality in lifestyle is based on equitable access to conveniently and efficiently provided services and facilities (community);
- areas of natural significance are identified, protected and enhanced (environment);
- equitable, accessible and efficient transport infrastructure and services;
- residential, commercial and industrial land use is developed in an efficient and integrated manner (community, environment, economy); and
- cultural heritage places are identified, protected and enhanced (community, economy).

These aims will also be incorporated into the Desired Environmental Outcomes in the planning scheme.



## Measures

In addition to the Desired Environmental Outcomes the City Plan will include 'measures' to show how these outcomes will be implemented in the planning scheme. The City Plan will also include measures that facilitate the achievement of the Desired Environmental Outcomes, and performance indicators to assess the achievement of the Desired Environmental Outcomes.

The 'measures' are essentially the way in which the development assessment process will work, and include the identification of what development is self assessable, and what development is assessable and therefore requiring code or impact assessment. Some developments will require a public notification period where the public has the opportunity to make a submission on a proposal. In addition, measures are likely to include codes – which are specific development requirements or provisions for different land uses or development forms.

## The Core Matters

This Statement of Proposals document demonstrates how the Council intends to address each core matter in preparing the scheme. The City Plan will include:

- (a) land use and development;
- (b) infrastructure;
- (c) valuable features.

The Integrated Planning Act describes these components as:

*"Land use and development includes the following –*

- (a) the location of, and the relationships between, various land uses;*
- (b) the effects of land use and development;*
- (c) how mobility between places is facilitated;*

- (d) accessibility to areas;*
- (e) development constraints (including but not limited to, population and demographic impacts).*

*Infrastructure includes the following –*

- (a) the extent and location of proposed infrastructure, having regard to existing infrastructure networks, their capacities and thresholds for augmentation;*
- (b) when infrastructure is proposed to be provided.*

*Valuable features includes the following –*

- (a) resources or areas that are of ecological significance;*
- (b) areas contributing significantly to amenity;*
- (c) areas or places of cultural heritage significance;*
- (d) resources or areas of economic value."*

Infrastructure is a broad term inclusive of issues such as drainage and sewer pipes and systems, water reticulation, roads, schools, bikeways.

This document specifically addresses the three core matters outlined in Section 4 - Land Use and Development, Section 5 – Infrastructure, and Section 6 - Valuable Features.



# Background

**“Rockhampton City Council has incorporated an extensive consultation process in the preparation of documents for the new City Plan”**

**MARCH**

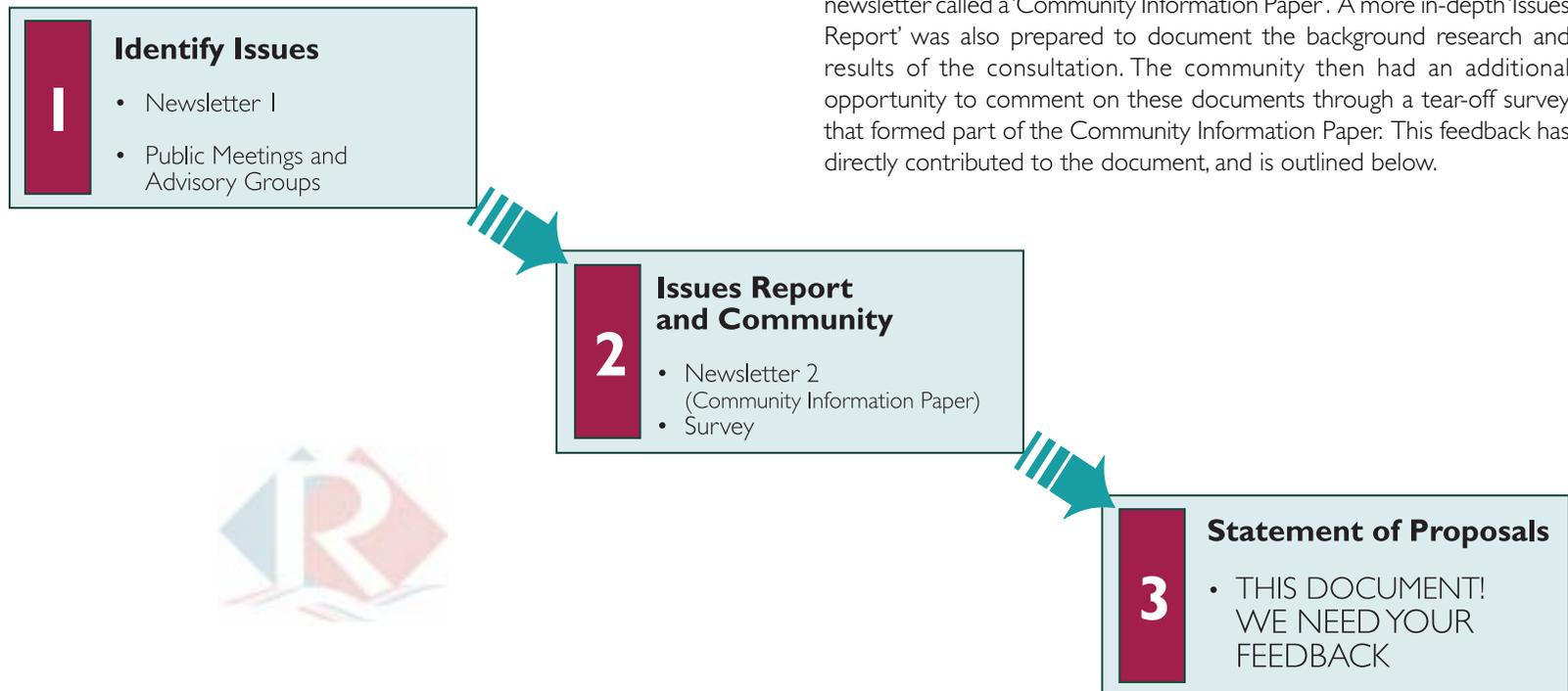
|           |   |
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| Sunday    | ✓ |
| Monday    | ✓ |
| Tuesday   | ✓ |
| Wednesday | ✓ |
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| Friday    | ✓ |
| Saturday  | ✓ |

**WORKSHOPS**

## 2.2 What the Community has said

The proposals and policies presented in this document reflect the input of the Rockhampton community from the consultation that has been carried out to date. Rockhampton City Council has incorporated an extensive consultation process in the preparation of the City Plan. This consultation process is over and above the minimum required by IPA. This approach ensures that the community are actively involved in the planning process, and that all issues are heard and understood early in the process.

The planning process to date has included the following steps:



The consultation process outlined above provided several opportunities for the community to become involved in planning for Rockhampton including:

- spreadsheet newsletters and survey;
- five public workshops were held in different locations across the City;
- four advisory group meetings held on economic development, social issues, development industry and environmental issues;
- phoning the toll free Rockhampton City Plan Infoline; and
- viewing Council's web page and commenting via an email link.

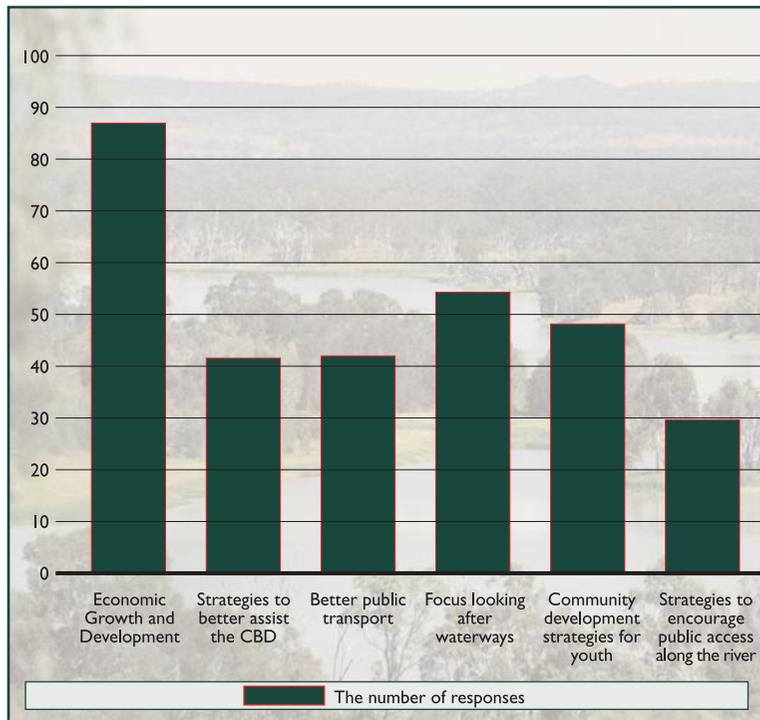
The outcomes of this consultation process were documented in a second newsletter called a 'Community Information Paper'. A more in-depth 'Issues Report' was also prepared to document the background research and results of the consultation. The community then had an additional opportunity to comment on these documents through a tear-off survey that formed part of the Community Information Paper. This feedback has directly contributed to the document, and is outlined below.

## Feedback from the Survey and Issues Report Comments

Around 150 survey responses were received. A large number of people from Rockhampton City and surrounding Shires sent detailed comments on the important issues facing the future of Rockhampton City.

The majority of survey forms were completed by the 35-64 year age group, and these responses were evenly distributed from north and south of the river.

The following chart presents the issues that respondents considered very important in Rockhampton.



## Rockhampton Statement of Proposals Survey Response

The chart indicates that respondents considered economic growth and development to be a very important issue. Other major issues identified through the survey include the following:

- greening the City;
- make Rockhampton a safe place;
- employment opportunities for youth;
- shade on the streets;
- heritage protection;
- public transport;
- tourism; and
- liveability.

Numerous comments and ideas were provided from the surveys. Many comments were made on the three open ended questions as follows:

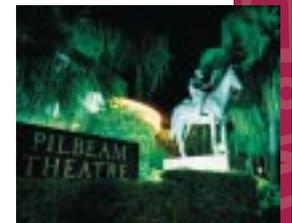
### I. What do you think would help Rockhampton maintain its role as the Capital of Central Queensland?

#### Most common themes:

- encourage tourism;
- promote beef capital theme;
- encourage industry and commercial ventures.

#### Other:

- promote sport and sports facilities;
- provide opportunities for new businesses to establish more entertainment venues for youth – regional entertainment centre;
- investigate the possibility of Rockhampton City and neighbouring Shires sharing resources;
- provide infrastructure to encourage economic growth;
- promote the town as a destination – media;
- better signage for visitors and tourists;
- conference and functions centre.



# Background



## 2. Comments on the Issues raised in the Community Information Paper?

### Most common themes:

- too much focus on the CBD;
- agree needs to be more shade;
- agree with Heritage protection provisions;
- not enough focus on public transport;
- need more focus on infrastructure improvement.

### Other:

- not enough about youth issues;
- agree with limiting development at Norman Road;
- too much focus on tourism promotion;
- no mention of cultural/education facilities;
- agree with focus on the promotion of economic growth through industry;
- agree with focus on enhancement of the CBD;
- not enough mention of erosion and siltation issues;
- river focus is good;
- no more houses on the Berserkers.

## 3. Aspirations for the City of Rockhampton

### Most common themes:

- a green City;
- safe place;
- thriving Industrial centre – manufacturing;
- plenty of employment opportunities to retain the youth.

### Other:

- good water quality;

- tourism promoted;
- efficient public transport;
- enhanced Regional role;
- place that promotes and encourages economic growth;
- protected from flooding;
- beef, sporting theme;
- "River City" with a vibrant CBD;
- upgraded water and sewerage systems;
- enhanced Heritage buildings.

In addition to these opportunities for community involvement a number of lead agencies were contacted in relation to groups who do not ordinarily access consultation processes. These groups included those in need of emergency housing and youth and families. The original inhabitants of the region, the Darumbal People, are involved in an on-going consultation program in relation to the project.

Community concerns and aspirations identified through analysis of the survey, and from other inputs, will be reflected in the policy options presented throughout this document.

### Further Opportunities for community involvement

This Statement of Proposals is being advertised for public comment, during which time any member of the public may make a formal written submission on any aspect of this document. The community consultation process will involve a further round of public workshops to discuss the policies and strategy options presented in this statement of proposals. State Government Agencies and neighbouring Councils will also examine and make comment on the content of this document.

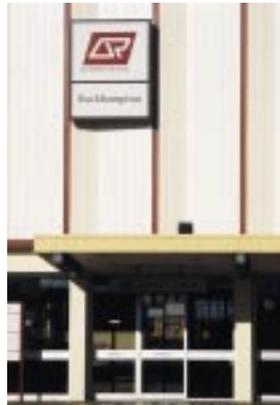
Once all submissions have been considered a draft planning scheme will be prepared and released for comment. Once again, any member of the public may make a formal written submission on any aspect of the draft planning scheme.

## 3.0 Planning Context

### 3.1 Rockhampton's Regional Context

### 3.2 Rockhampton's Current Planning Framework

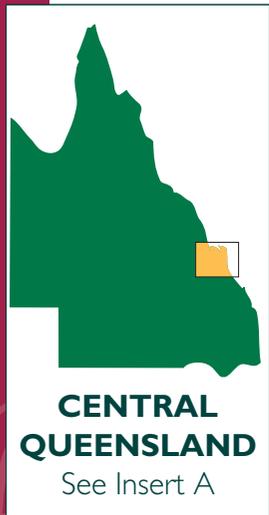
### 3.3 State Government and Regional Planning Interests



# Planning Context

## 3.1 Rockhampton's Regional Context

### The Central Queensland Region



Rockhampton is one of six major regional cities in Queensland, and serves a Central Queensland Region which has economic activity of state and national significance.

Rockhampton is the capital of Central Queensland, being the major service centre in the Central Queensland Region. Rockhampton is strategically located at the juncture of the Bruce, Capricorn and Burnett Highways, between Gladstone to the south, Mackay further north and Emerald to the west. The City of Rockhampton contains the 'higher order' services expected of a 'capital' city – such as extensive health care and medical services, higher education opportunities through the TAFE and Central Queensland University, retail and entertainment facilities. The City is located at the juncture of north / south and western rail routes and contains the major regional airport.

It is important to plan for the vital role Rockhampton plays in the region in providing important regional services such as:

- the central location for head offices and administrative services;
- important cultural events and programs;
- transportation services for people and freight;
- regional recreation opportunities; and
- health and education.

In addition, it is important that Rockhampton City accommodates as many supporting industries to the major mining and mineral processing operations close to Rockhampton as possible.



Within the immediate Central Queensland Region Rockhampton remains as the central service and retail centre. However much of the ongoing growth in the region is on the Capricorn Coast in the adjoining Livingstone Shire outside of the City boundaries. In addition, the major industrial growth in Central Queensland is likely to occur just to the west of Rockhampton at Stanwell (Fitzroy Shire) and possibly north at Marlborough (Livingstone Shire). Growth in the region is expected to continue on the coast as outlined below:

| Comparison of Expected Growth<br>Rockhampton City, Livingstone Shire, Fitzroy Shire<br>and Mt Morgan Shire |               |                |
|--|---------------|----------------|
| Local Authority Area   | 1996          | Estimated 2016 |
| Rockhampton City   | 59 732        | 60 000         |
| Livingstone Shire  | 23 160        | 40 950         |
| Fitzroy Shire  | 9 820         | 14 100         |
| Mt Morgan Shire  | 2 960         | 2 080          |
| <b>TOTAL REGION</b>  | <b>95 672</b> | <b>117 130</b> |

(Source DCILGP 1998)

Nearby local Shire Council representatives have highlighted what matters should be incorporated in the new planning scheme for Rockhampton. It is important that the Rockhampton City Plan reflect regional planning considerations, as well as incorporating consistent policies for managing development and growth on the City's boundaries with adjoining shires. Matters important for coordination between Rockhampton City and adjoining Shires include:

### Livingstone Shire:

- ensuring that complementary planning occurs on Rockhampton's northern boundary;
- the management of development in both Rockhampton City and Livingstone Shire in the vicinity of Lakes Creek to protect existing industries, protect landscape amenity and provide appropriate infrastructure; and
- the importance of the road connection between Yeppoon and Rockhampton for both local authority areas.

### Fitzroy Shire:

- the potential economic stimuli for the region from the proposed Gracemere / Stanwell Industrial Corridor and the Australian Magnesium Corporation project at Stanwell;
- potential for future residential growth;
- ensuring that development is coordinated on the adjoining boundaries; and
- complimentary commercial and social facilities planning.

### Mt Morgan Shire:

- the importance of the proposed Australian Magnesium Corporation project at Stanwell (in Fitzroy Shire);
- role of Mt Morgan to provide some affordable housing to the region; and
- tourism.

### Challenges

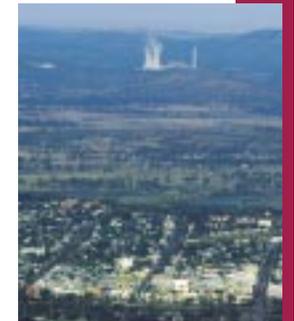
The challenges for Rockhampton's role in the region include:

- maintaining the City's role as the service and retail centre for Central Queensland;

- encouraging new business and residential growth in Rockhampton;
- ensuring Rockhampton develops new industries; and
- accommodating existing and new infrastructure for the region.

### Possible Rockhampton City Plan Response

- promote a vision for maintaining and enhancing Rockhampton's place as Capital and key regional centre of Central Queensland;
- Strategic Plan policy and the detailed planning provisions need to encourage and direct where new economic opportunities exist;
- encourage growth in developing areas for residential development / encourage reinvestment in older areas / CBD area;
- policy for growth must fit in with regional growth framework of Rockhampton City and surrounding shires;
- the Strategic Plan will address coordination issues between the northern, western and eastern limits of Rockhampton City's boundary with Livingstone Shire in terms of:
  - future residential development and planning for long term connectivity and coordination of services;
  - commercial development to maintain the network of centres in Rockhampton;
  - coordination of development and services in the vicinity of Lakes Creek;
- reviewing the Strategic Plan to ensure coordination between the south western limits of Rockhampton City's boundary with Fitzroy Shire in terms of:
  - the type and location of land uses which does not compromise the operation of the Rockhampton airport;
  - protection of valuable agricultural land;
  - commercial centre development which maintains the network of centres in Rockhampton;
  - protection of valuable natural features such as the lagoons;
  - continuing to prevent development on the floodplain that spans the two local authorities in this area;
- development assessment processes must support new businesses



**...“ensuring that development is coordinated on the adjoining boundaries”...**



# Planning Context

- establishing in Rockhampton and the growth of existing businesses; consistent development assessment processes as much as possible across the region;
- including relevant parts of the CQ A New Millennium project when completed (discussed in further detail on page 19).

## 3.2 Rockhampton's Current Planning Framework

Rockhampton City Council has decided to prepare a new City Plan for the City that better meets the needs and future directions of the City. The current planning scheme is now over 14 years old and is not responsive to the needs of a large regional City.



In the last five years a number of important planning initiatives have taken place, forming a strong basis for the new City Plan for Rockhampton. These planning initiatives include:

### The Strategic Plan for Rockhampton City.

The new Strategic Plan for Rockhampton was prepared in 1995 and gazetted in 1997. This plan is an important basis for more detailed planning to take place. The City Plan review process will ensure that the Strategic Plan is reviewed and updated.

### The Central Business District Study.

An extensive planning exercise was carried out for the Central Business District in 1997 to plan for the future of Rockhampton's CBD. A Draft Development Control Plan was prepared, as well as a number of background studies. Council has recently decided not to make the Draft Development Control Plan part of the current planning scheme. Instead the work and strategy contained in the 1997 study will be revised and included as part of the new City Plan.



### Lakes Creek Development Control Plan.

Lakes Creek has a history of industrial activity dating back over 150 years. More recently there has been increasing pressure for more residential development in close proximity to the existing industry. This has meant that careful planning has been necessary to balance these different industrial and residential development interests. The Lakes Creek Development Control plan will form part of the new City Plan for Rockhampton.

### Norman Road Development Control Plan.

The Norman Road Development Control Plan sets out a plan for new growth in the Norman Road area, which is the fastest growing residential area in Rockhampton. The Development Control Plan sets out the road network, drainage patterns, open space plans and general development standards for this growing area. The City Plan will include this Development Control Plan with any necessary changes and/or amendments.

### Planning Policies.

Planning policies have been introduced in Rockhampton City to better manage a range of different planning issues. These Planning Policies are:

- Local Planning Policy No. 1 - 'Park Provision in Subdivision'
- Local Planning Policy No. 2 - 'Day Care Centres'
- Local Planning Policy No. 3 - 'Floodplain Management'
- Local Planning Policy No. 4 - 'Housing Design for Small Residential Lots'
- Local Planning Policy No. 5 - 'Headworks Contribution Policy'
- Local Planning Policy No. 6 - 'Bed and Breakfast Accommodation'

There are other important planning processes occurring in Rockhampton City which will influence the Rockhampton City Plan. These are outlined on pages 19 - 21:

## CQA New Millennium

CQ A New Millennium (CQANM) is a regional planning initiative of the Department of Communication and Information, Local Government, Planning and Sport (DCILGPS). This regional project will assess the future needs for community services and infrastructure, prepare a planning document based on these needs, and implement the actions necessary to deliver the strategies outlined in the Plan. In order to avoid duplication, information from consultation exercises for the new Rockhampton Planning Scheme has been and will be shared with the CQANM team.

## The Capricornia Integrated Regional Transport Plan

The Capricornia Integrated Regional Transport Plan (CapIRTP) is a proposed project by Queensland Transport to review the region's regional transport needs over the next 12 to 24 months. The scope of the CapIRTP has not yet been fully decided however it is likely that the plan will include consideration of public transport networks / services, road and rail networks, pedestrian and cycle networks as well as modal interchange and integration opportunities.

The development of the Capricornia Integrated Regional Transport Plan could provide important inputs into the Rockhampton City Plan, particularly in terms of the strong link between transport and land use planning and in terms of nominating the road hierarchy and any future transport corridors that may be required.

## 3.3 State Government and Regional Planning Interests

The State Government agencies have an important role in the Central Queensland region and across the State, and therefore it is an important aspect of the new City Plan that the plans and interests of the State

Government are incorporated into the Rockhampton City Plan. The main issues for incorporation in the planning scheme are summarised below:

### Department of Communication and Information, Local Government, Planning and Sport:

- ensure planning for Rockhampton complies with the Integrated Planning Act.

### Possible Rockhampton City Plan Response

- liaison with DCILGPS to ensure that the new planning scheme is consistent with the intent of the Integrated Planning Act.

### Department of Natural Resources:

- ensuring water quality is maintained, particularly above the barrage;
- maintaining the integrity of watercourses and to consider water use efficiencies for example through wastewater recycling;
- planning to avoid exposing acid sulphate soils;
- recognition of good quality agricultural land such as in the vicinity of Scrubby Creek.

### Possible Rockhampton City Plan Response

- policies to maintain land uses above the barrage that do not pollute the Fitzroy River;
- protecting good quality agricultural land by preventing development on these lands;
- incorporating measures in the planning scheme which identify where the potential for acid sulphate soils exist and the way in which exposure of these soils is avoided.



# Planning Context

...“**planning for cyclists and pedestrians**”...



## Queensland Transport / Department of Main Roads (DMR)/ Queensland Rail:

- coordinating land use and transport planning along DMR roads, such as the Bruce Highway, Yeppoon Road, Capricorn and Burnett Highways;
- providing implementation opportunities for the upcoming Capricornia Integrated Regional Transport Plan (CapIRTP);
- protecting future transport corridors from development;
- planning for cyclists and pedestrians;
- future road / transport needs should be examined in;
  - Lakes Creek;
  - North Rockhampton (High Street / Aquatic Place / Rockhampton Shopping Fair);
  - Norman Road;
  - Parkhurst.
- preserving rail corridors from noise sensitive uses and incorporating buffers;
- opportunities for a transit centre;
- historical value of some Queensland Rail sites.

## Possible Rockhampton City Plan Response

- incorporate policies that do not allow a continuation of commercial ribbon development along major roads (such as Musgrave Street and Yaamba Road) (refer discussion in “Centres”), and which minimise commercial access directly from a major arterial road;
- incorporate roads planning with State and regional networks;
- identify any transportation corridors necessary for future transport needs of the Region;
- review land use in rail corridors to prevent new land uses establishing that can be detrimentally affected by rail noise;
- identify rail heritage as part of the heritage of the city.

## Department of State Development:

- ensure the planning scheme is relevant and flexible to respond to business needs;
- suggest joint initiative for economic strategy and industrial land strategy;
- protection for industrial operations at Parkhurst;
- performance based planning to accommodate best practice operating and management standards for Rockhampton.

## Rockhampton Enterprise Limited:

- plan for business opportunities in Rockhampton.

## Possible Rockhampton City Plan Response

- prepare the City Plan 'measures' so that they are easy to use, contain acceptable solutions for certainty and encourage business investment in the City;
- incorporate an industrial land strategy into the City Plan (discussed later in the section on 'Industry');
- prevent the establishment of uses which compromise the operation (or potential operation) of the Parkhurst Industrial area.

## Environmental Protection Agency:

- recognition of natural areas, particularly mangroves and waterways, and plan for their protection;
- air quality, water quality, contaminated land, waste management and the acoustic environment;
- Fitzroy River and local creek catchment management;
- plan to protect areas and sites of cultural heritage significance.

### **Possible Rockhampton City Plan Response**

- ensure natural areas are protected through the scheme by a natural heritage register or similar;
- identification and protection of sites of heritage significance on a heritage register or similar which manages changes so that the heritage features of the site are maintained. (refer also to the Section 6 - 'Valuable Features')

### **Great Barrier Reef Marine Park Authority:**

- emphasis on Fitzroy River water quality and its potential impact on the Great Barrier Reef;
- support for catchment management strategies for all watercourses in Rockhampton City.

### **Possible Rockhampton City Plan Response**

- support for environmental policies and strategies to support natural values of creeks and waterways.

### **CQ – A New Millennium:**

- strategies and actions for the region will be required to be reflected in Rockhampton's new planning scheme.

### **Possible Rockhampton City Plan Response**

- when strategies and actions become available for Rockhampton ensure the new City Plan incorporates these matters.

### **Department of Families, Youth and Community Care:**

- location of child care centres;
- encourage greater reliance on public transport;

- accessibility and social integration for new development;
- protection of sites of indigenous heritage;
- facilities and consultation for youth.

### **Possible Rockhampton City Plan Response**

- include policies for the location of child care centres consistent with State Government Guidelines;
- incorporate matters that allow for affordable housing and provide housing choice across the City;
- plan to allow the establishment of community facilities;
- protect sites of indigenous cultural heritage through liaison with traditional owners, study of indigenous cultural heritage and incorporation of indigenous cultural heritage provisions in the new City Plan.

***...“plan to allow the establishment of community facilities”...***

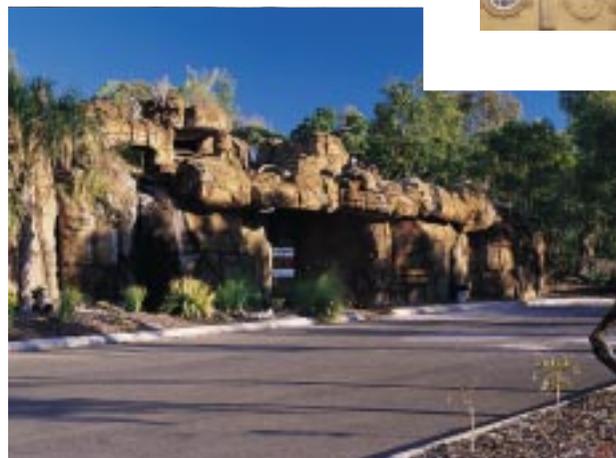




## 4.0 Matters to be Addressed in the Rockhampton City Plan

### Land Use and Development

- 4.1 The Structure of Rockhampton City
- 4.2 Residential Growth and Development
- 4.3 Commercial and Retail Services
- 4.4 Industry



# Matters to be Addressed in the Rockhampton City Plan

## Land Use and Development



### 4.1 The Structure of Rockhampton City

#### The Rockhampton Community

Planning for a city is about planning for community – the needs of the existing and future populations are central to the future shaping of Rockhampton.

Currently Rockhampton is a City experiencing minimal population growth – however the Capricorn region continues to grow in rural residential development and growth on the Capricorn Coast. The immediate Rockhampton region is expected to accommodate around 117 130 people by 2016. (DCILGP 1998).

Within Rockhampton City growth has been primarily on the north side of the Fitzroy River since the Second World War and now accommodates considerably more people than the south side of the River. The north side population (39 645) is almost double the south side population (20 119). This gravitation of the population further north is further exacerbated by the 'pull' of development occurring in Livingstone Shire, just north of Rockhampton and east along the Capricorn Coast. There is also some population growth adjacent at Gracemere in Fitzroy Shire.

Household sizes are gradually decreasing in Rockhampton City. The Rockhampton City Council Social Profile (p 11, 1999) included the following comments on household sizes in Rockhampton:

- there has been a shift away from the “traditional” family structure of mum, dad and the kids;
- 50% of Rockhampton’s households are still traditional families of this type;
- the number of single parent families has increased by 96% between 1986 and 1996; and
- the number of persons living alone increased by 50% between 1986 and 1996.

Many aged people still live in Rockhampton and the number of aged people is increasing. As well, young people under 24 comprised 40% of Rockhampton’s population in 1996, with most of these young people residing on the north side of Rockhampton.

Although the Rockhampton City Plan will not directly influence social services, the new Planning Scheme can provide important directions for encouraging adequate and timely community services and housing that meets people’s needs. In general terms the new City Plan for Rockhampton can include:

- provisions that support the supply of affordable housing;
- encouragement of housing diversity to provide residents with future housing choices; and
- policies for and specific locations where community services should be located.

#### The Sense of Place in Rockhampton City - Physical Attributes

Rockhampton is located in a tropical zone, though the city is located in a rain shadow, receiving less rain than other tropical cities in this part of Queensland.

The City of Rockhampton is dominated by the land forms associated with the lower reaches of the Fitzroy River. The City is largely located on and around the floodplain of the Fitzroy River, creating both constraints and opportunities for the planning of Rockhampton. The ancient nature of the Fitzroy floodplain has resulted in several wetlands and lagoons within the City. In addition to the Fitzroy River there are numerous local creeks and watercourses that flow into the Fitzroy.

The barrage in the Fitzroy River provides an important water supply for Rockhampton and an important part of the Rockhampton City landscape.

The major topographical feature of the city is the Berserker Range, including Mt Archer. This is an important natural habitat and provides a striking backdrop for the City.

## History of Development

The original inhabitants of the Rockhampton area were the Darambul people. Darumbal people still reside in Rockhampton City today.

The European heritage and character of Rockhampton is reflective of its early beginnings as a service centre for pastoral stations and its changing role over time. These changes (including the designation of Rockhampton as a port of entry, the discovery of gold and then copper in the region and the Central Queensland railway) led to Rockhampton naturally evolving into the major centre in the Central Queensland region. This role as a major service centre has continued to today.

The Archer brothers first established themselves at the Gracemere Station in 1853 and accordingly named the Fitzroy River (after the New South Wales Governor of the time) and so began the Rockhampton settlement.

In the late 1850's gold was discovered some 70 kilometres north of Rockhampton – precipitating a sudden influx of people keen to make their fortune. This rush generated further activity in the town and the establishment of services such as mercantile firms, banks, magistrates, and so on. This boom led to the official surveying and layout of the city in an orthogonal grid – the main street parallel with the river and one street back, cross streets at right angles and laneways along the middle of the rectangular blocks. This pattern of development still exists in the Central Business District.

Local government, the first state school and other development soon followed and a thriving regional centre was established.

Rockhampton was also declared as a port of entry and although the

conditions were not as good as ports at Gladstone or Bowen, the discovery of rich copper fields at Peak Downs in 1863 and subsequent government decision to choose Rockhampton as the rail head for the rail line to service this field ensured the ports continued operation for at least the short term. It similarly assured the future of the town as the dominant centre in the region.

Further railway extensions to the beachside communities of Emu Park and Yeppoon and rail bridge extension across the Fitzroy stimulated development outside the traditional Rockhampton centre well into the twentieth century.

A unique element of Rockhampton's history is the city steam tram, which ran for about thirty years from around 1913 – Rockhampton is the only regional centre in Queensland to have had a tram system.

Since the second world war development has primarily been on the north side of the River. This is as a result of the limited flood free land on the south side of the River. Development in the post war suburbs of North Rockhampton has meant the steady growth of services serving this population on the north side of the River. The 'centre of gravity' in terms of population is now on the north side of Rockhampton. This northerly influence is even greater for residential and commercial development considering the access via the Yeppoon Road to the Capricorn Coast where significant population growth is occurring. In addition, major services such as the university are located on the north side of the River.

Consequently major commercial growth is located on the north side of the River on the major arterials heading northwards. Initially commercial growth stretched along Queen Elizabeth Drive and Musgrave Street. More recently commercial growth has occurred in the form of major regional shopping centres such as Shopping Fair (1985) and Kmart Plaza (1980's).

The natural barrier of the Berserker Ranges has prevented development from sprawling too far north in the north eastern part of the city. Instead



***“The natural barrier of the Berserker Ranges has prevented development from sprawling too far north in the northeastern part of the city”***



# Matters to be Addressed in the Rockhampton City Plan

## Land Use and Development



residential development has located around the developable parts of the foothills of the Berserker Ranges.

Some major land uses have also influenced Rockhampton's City form – in terms of their size and intensity of land holdings and the supporting activities that co-locate with them. These include the location of the Airport, the Botanic Gardens, the Hospital and the University which are all important infrastructure that influences Rockhampton's urban form.

### **Economic Development**

Economic development is a key issue for planning the future of Rockhampton City. It has been identified by the Rockhampton community as the most important issue for consideration in planning for the future. Rockhampton City's Corporate Plan identifies the following factors in Rockhampton's economic well being:

- The Fitzroy region provides the third largest contribution to Gross State Product;
- A regional production growth of 3.5% has been recorded;
- Central Queensland's industry base is dominated by mining, service and manufacturing industries.

Rockhampton's economic base stems from its prominence as the main service centre for the Central Queensland region. It is the 'capital' of Central Queensland. The city is the main warehouse, distribution and retail centre for the Central Queensland region, providing the highest level of goods and services in the region.

Rockhampton is also an important base for a range of service industries. Hospital and medical services are located in Rockhampton, including a major public hospital and three smaller private hospitals.

Education is also a major industry in the city. The Central Queensland

University offers a range of courses in Arts, Applied Science, Business, Education, Engineering and Health Science. The Central Queensland Institute of TAFE also provides a range of courses for trade apprentices, adult students, artists and hobbyists. (Rockhampton City Corporate Plan, 1998)

Rockhampton is also the focus for recreational, sporting and cultural activities and features regional sports facilities, art gallery, theatre and major clubs. It has also developed regional parks, including a major botanical park.

Other significant economic activities include:

- the transport industry, particularly in managing the movement of people and goods via rail, air or road for the Central Queensland Region;
- the Mining industry, particularly support services for the Bowen Basin coal mining and the potential economic growth from the Marlborough Nickel project and the Australian Magnesium Project at Stanwell;
- support of agricultural activities, particularly beef, and associated meat processing activities in Rockhampton; and
- tourism.

Economic growth and development relies on a range of national, state and regional conditions. However, Rockhampton City will continue to be a pro-active local participant in supporting and encouraging business opportunities to assist economic growth and employment in the City. The City Plan will contain clear statements of support for new economic development opportunities, as well as appropriate development assessment processes to encourage investment whilst managing impacts.

### **Possible Rockhampton City Plan Response**

The natural features of Rockhampton City have strongly influenced the urban form of Rockhampton. The City's initial development on the south of the Fitzroy and the flood prone land surrounding the City has directed

development northwards on higher land. The Berserker Ranges to the north of the City provide an important scenic backdrop to the City and also provide a natural boundary to development extending in a north westerly direction.

These issues will be brought together in the Strategic Plan for Rockhampton, which will be part of the new City Plan. The Strategic Plan will provide a broad land use pattern for the City, identifying natural features, urban areas and locations where Rockhampton can grow in the future. The Strategic Plan will also identify policies for commercial centres, residential development policies in existing and 'greenfield' situations, policies to protect the floodplains of the Fitzroy from development, and heritage and character policies. The Strategic Plan will broadly outline the way in which Rockhampton will grow and change over the next ten years.

As a consequence of Rockhampton's development over 150 years, and all of Rockhampton's early growth being located on the south of the Fitzroy, new policies are needed which address the needs of the Central Business District (CBD). Whilst it is clear that the retail centre of Rockhampton has moved north, land use policies will form part of the City Plan which will:

- encourage the CBD's primacy as the administrative and office centre of the region;
- encourage tourism and entertainment activities in the CBD;
- review heritage building reuse regulations to ensure that there are no unnecessary planning impediments to reusing these valuable buildings; and
- encourage residential development which consolidates the urban area south of the River; whilst maintaining the historic character of this area, and begins to bring alternative housing and a greater population base for the CBD.

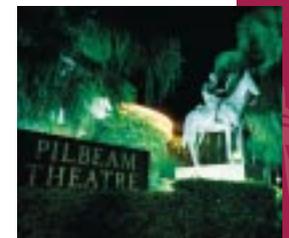
These issues are discussed in further detail in the Section 4.3 'Commercial and Retail Services'.

The combination of the City's natural features and the special cultural heritage of the City has resulted in a unique city image for Rockhampton. Many of these features are the things that residents and visitors identify with as being 'Rockhampton'. As a result, the City Plan will need to ensure that additional protection is placed on these natural and built features to ensure Rockhampton retains its unique identity.

It is also critical that climatic factors become a more integral part of Rockhampton's planning. This is recommended to occur in street tree planting particularly for the CBD, and also in policies for new commercial development to address shade through awning cover and other simple urban design initiatives. In addition, energy efficient development outcomes, that utilise natural ventilation and provide protection from summer sun, are recommended for Rockhampton City.

Finally a range of economic challenges will be addressed in the City Plan, such as:

- recognise and retain the City's role as the service centre for the region;
- review land use planning to best capture supporting activities for the proposed Australian Magnesium Project and the proposed Nickel Processing Plant at Marlborough;
- plan for Airport related industries capitalising on the location and capacity of the Rockhampton airport;
- accommodate new research or high technology activities in conjunction with the Central Queensland University.



# Matters to be Addressed in the Rockhampton City Plan

## Land Use and Development



### 4.2 Residential Growth and Development

The location of future residential development in Rockhampton is subject to constraints and opportunities. The extensive floodplains of the Fitzroy River, particularly in South Rockhampton, and the Berserker Ranges on the north side place limits on the areas available for future urban growth. On the other hand the potential exists for substantial residential infill development, particularly in the Central Business District (CBD).

The extensive floodplains on the south side of the Fitzroy River place severe limitations on any future residential development in this area, with the result that most of the land available for residential expansion is located on the north eastern and north western fringe – Norman Road/Parkhurst locality. Other opportunities may be found for expansion in rural land, however this is subject to infrastructure provision and environmental constraints. Currently the available land for urban growth is sufficient to meet Rockhampton's demand for new housing.

Population growth in Rockhampton is relatively low at 0.5% per annum, although the growth areas such as Norman Road are experiencing significantly higher levels than this. As residential growth in Rockhampton is being channelled to a small number of areas that are less constrained, the growth rate is significant and will need to be managed to ensure that it is ecologically sustainable.

There is some opportunity for alternative housing choices within or close to the Rockhampton Central Business District. Some infill development in these locations, such as units, townhouses, mixed use or even the reuse of heritage buildings may provide an alternative housing choice for Rockhampton residents. However redevelopment in established residential neighbourhoods must address the amenity of neighbours and the character of these older areas.

### Challenges

- encourage higher density residential development in appropriate locations, such as in or near the CBD, at locations with good access to services and shops, and near the University while maintaining residential amenity and liveability;
- encourage infill and redevelopment in parts of South Rockhampton;
- ensure that future residential development results in efficient utilisation and supply of infrastructure;
- ensure the planning scheme encourages the provision of a range of housing types and affordability;
- ensure that the planning scheme promotes the development of a "safe" residential environment.

### Possible Rockhampton City Plan Response

- provide a range of lot sizes to accommodate market choice;
- establish preferred density designations for residential areas to indicate where medium density residential development might occur;
- integrate strategic planning for future residential land with a benchmark development sequence plan in the future;
- review the draft Development Control Plan for the CBD with a view to accommodating further residential development in some places;
- ensure the land use provisions of the new planning scheme clearly delineate different land use areas;
- wherever possible incorporate provisions for buffers between residential areas and incompatible land uses;
- include bushfire management guidelines in the City Plan particularly in rural or urban areas adjacent to natural areas;
- incorporate site and building design guidelines and incentives to ensure amenity, safety and climate issues are addressed;

- include provisions to encourage retention of mature trees for shade and amenity;
- integrate strategic planning provisions for future residential areas with transport planning – residential development around transport nodes;
- ensure environmental constraints such as slope, floodlines and bushfire hazard are incorporated in the development assessment process for residential development proposals;
- encourage energy efficient housing that better responds to Rockhampton's climate.

### 4.3 Commercial and Retail Services

#### Background

Rockhampton has a major role as the main service centre for the Central Queensland region. It is the retail, service and administrative centre for the region, providing the highest order goods and services including medical, education, and retail facilities.

Within Rockhampton City, the Central Business District (CBD) is a unique part of the City and is particularly characterised by its heritage buildings. The CBD is the highest order service centre for the rest of the city and the region in terms of office space and cultural facilities, however the retail functions traditionally associated with the CBD have shifted out of the CBD to air-conditioned shopping centres in North Rockhampton. Some government agencies have also relocated from traditional CBD locations to the northern part of Rockhampton.

Because of the large size of the CBD, isolated commercial establishments have located on the fringe of the CBD, although some industry and warehouse functions still remain within the CBD.

The CBD boasts a large number of heritage buildings, many of these with regional, state and national significance.

A reduction in retailing in the CBD, decentralisation of some government services and limited demand for office space have contributed to a loss of potential for the viable reuse of heritage buildings, and a general decline in the vitality and occupancy rates of the CBD.

Retail centres in North Rockhampton (i.e. Shopping Fair and Kmart Plaza) are the focus of higher order retail services, as well as to some lesser extent, nodes for entertainment, transport, etc. In addition, commercial ribbon development along Gladstone Road and Musgrave Street has long been a characteristic of Rockhampton's commercial growth.

#### Challenges

- to retain/enhance the regional centre role of Rockhampton within the wider Central Queensland community;
- recognise and reinforce the historical /traditional function of the CBD. New uses should be encouraged to locate in the City;
- facilities should be located so they are accessible to the local and broader community and optimise existing infrastructure such as public transport, existing building stock, etc.;
- allow/encourage the viable and appropriate reuse of heritage buildings;
- support Smart City objectives through the City Plan;
- provide opportunities for business and administrative functions that support the existing industry base of the City, surrounding shires and the region (i.e. mining, rural activities, service industry such as education, and transport) to locate, where appropriate, within the CBD;
- further investigate an appropriate network of centres that ensure the maximum utilisation of infrastructure, well located to residential and wider populations.



# Matters to be Addressed in the Rockhampton City Plan

## Land Use and Development



### Possible Rockhampton City Plan Response

- incorporate the recommendations/provisions of the draft CBD Development Control Plan where appropriate within the new structure of the Rockhampton City Plan i.e. through the measures (including zones/areas and assessment tables) plus codes; and if appropriate, local plans;
- ensure development provisions encourage or support the reuse of heritage buildings;
- investigate actions for the CBD such as tree lined streets initiative;
- introduce a network of centres within Rockhampton based generally on the following centres:
  - CBD;
  - Major regional retail centres (i.e. Shopping Fair);
  - Local centres;
  - Highway Trade/Local Service.
- avoid further extension of ribbon development along the Bruce Highway, and on Queen Elizabeth Drive and Musgrave Street;
- encourage development/redevelopment within the CBD that enhances the historical character of the City;
- seek connections within the CBD (both visual and physical) to the Fitzroy River so that river values/character and qualities are part of the CBD;
- consider reinforcing the commercial and business cores of the CBD along East Street and the recreational/social uses of the CBD along Quay Street;
- develop codes for the development of centres that requires the following outcomes:
  - good urban design;
  - is climate responsive;
  - energy efficiency;
  - allows for multi-purpose use; and

- serves as a focus for a range of retail, commercial, business, recreational and community uses (in accordance with the function of the centre identified in the centres network strategy).
- transport connections (motorised and non-motorised forms) should link key centres, community facilities and residential communities – i.e. the CBD, University, hospital, etc, and be expressed through appropriate mapping of the transport network.

### 4.4 Industry

Industrial development in Rockhampton is one of the key components of the local economy. It is also an important consideration for land use planning. Key industries in Rockhampton and the Central Queensland Region include:

- the beef industry and associated service industries;
- the mineral resources industries (coal related industries in the Bowen Basin and industries such as power generation);
- transport / automotive industry;
- mining industry; and
- agricultural / farming products.

The Central Queensland Region is also emerging as an important area for mineral processing. The proposed Magnesium Plant at Stanwell (Fitzroy Shire), and the proposed Marlborough Nickel Plant (Fitzroy and Livingstone Shire) and their associated industries, provide potential industrial development opportunities for the region and prospects of supporting industry and services being delivered to the operation and employees from Rockhampton City.

## Industrial Locations Across the City

### Parkhurst, Rockhampton

Parkhurst in the north west of the city is probably the major industrial areas in the city, intended to accommodate the main heavy industrial uses of the city. One of the major operations at Parkhurst is the Queensland Magnesium Corporation's plant.

Although Parkhurst has been set aside as the major industrial area of Rockhampton, there are a number of issues in relation to the future management of this area:

- the encroachment of residential development on this area;
- that the residential amenity on the residential area of Parkhurst is not significantly impacted upon;
- appropriate provision of infrastructure services; and
- the future possible development of a commercial centre in Parkhurst to support an expanding local residential and employee population based (which would come from the expected growth of the industrial development area).

The plan also seeks to encourage and support a Business Park Estate for research and development and high-tech industries to complement industries (i.e. cattle industry, mineral resources) within the City and region, and the curriculum of the Central Queensland University.

### Peak Hill

An existing extracting industry is identified on the Strategic Plan at Peak Hill.

### North Rockhampton

A large amount of service industry is located on the Bruce Highway in North Rockhampton. These industries primarily serve the automotive industries.

### Central Business District

The Central Business District accommodates a range of industries – partly reflecting the history of Rockhampton's early development around the CBD and partly as a result of the history of industry locating in close proximity to the wharves on the river.

### Lakes Creek

Lakes Creek is located to the north east of Rockhampton adjacent to the boundary of Livingstone Shire. This area also has a history of industrial activity since the meatworks were established over 150 years ago. The Lakes Creek area accommodates Rockhampton's largest meatworks - the Consolidated Meat Group (CMG) Meatworks—employing around 1300 people. In addition, Lakes Creek accommodates the following:

- city land fill site;
- the Boral Bitumen Plant;
- Sellars Concrete Plant;
- CSR quarry.

Over time the Lakes Creek area has had increasing pressure for residential development in a heavy industrial area. This has been addressed by the introduction of a draft Development Control Plan which seeks to protect the ongoing operation of existing industry.



**“To encourage and support a Business Park.....for research and development”**



# Matters to be Addressed in the Rockhampton City Plan

## Land Use and Development



### Depot Hill

Existing industry is also located at Depot Hill. Industries at this location include Queensland Rail Workshops and a knackery. Residential uses are located in close proximity to the industries. In the long term it is likely that this area will continue to accommodate a range of uses. As industries upgrade or move out of the area higher levels of environmental management will be expected.

### Challenges

- encouraging new industries to locate in the City;
- balance the need to accept new industry with the need to protect the environment and residential amenity;
- assist established industries to remain in the City, but work with them to improve environmental standards when upgrading occurs;
- discourage incompatible uses such as residential development compromising the existing or future uses in industrial areas.

### Rockhampton City Plan Response

The possible City Plan policy responses for industrial development in Rockhampton are:

- encouraging new industries to locate in the city, particularly 'clean' and 'green' industries and high technology industries;
- balancing the acceptance of new industry with the need to protect residential amenity and the environment;
- assisting established industries to remain in Rockhampton, but working with them when upgrading occurs to improve environmental standards;
- discouraging residential development compromising the operations of existing industries or the establishment of new industries, particularly in Parkhurst.

**5.0  
Matters to  
be  
Addressed  
in the  
Rockhampton  
City Plan**

**Infrastructure**



# Matters to be Addressed in the Rockhampton City Plan

## Infrastructure



The management of existing infrastructure and the future provision of infrastructure is an important part of land use planning for Rockhampton. Maintaining ageing infrastructure is an ongoing asset management issue for the urban management and growth of Rockhampton.

The Integrated Planning Act places increased importance on planning for infrastructure. Infrastructure is identified in the Act as a 'core matter' in the preparation of a planning scheme. The act outlines that infrastructure includes the following:

- (a) *the extent and location of proposed infrastructure, having regard to existing infrastructure networks, their capacities and thresholds for augmentation;*
- (b) *when infrastructure is proposed to be provided*

Infrastructure is defined in the Act as:

*'infrastructure includes land, facilities, services and works used for supporting economic activity and meeting environmental needs.'*

The Integrated Planning Act (IPA) introduces two mechanisms to assist in the planning for new infrastructure:

1. A Benchmark Development Sequence which plans where urban development will next occur by indicating the logical provision of infrastructure for new urban areas. It is a development sequence for where residential development is preferred over a fifteen year period. A Benchmark Development Sequence is not intended to form part of the Rockhampton City Plan, although it may form a part of the plan in the future.
2. An Infrastructure Charges Plan is the part of the planning scheme which:
  - a) *identifies development infrastructure items making up a network of development infrastructure items; and*
  - b) *states the desired standard of service for the network having regard to*

- c) *the user benefits and environmental effects of the network; and evaluates alternative ways of funding the items.*

An Infrastructure Charges Plan is not required to form part of the new planning scheme for Rockhampton. However an Infrastructure Charges Plan will be required to be prepared in the next two years, which will ultimately form part of the new planning scheme.

## Infrastructure Issues for Rockhampton

### Water Supply and Sewerage Infrastructure

Council has responsibility to ensure that adequate water supply is available to all new development (apart from minor rural development outside of existing reticulation areas). The cost of supplying water supply to new development will be met by the developer and not borne by the community. Provision of water by water booster pumps is not encouraged – rather gravity feed basis is preferred.

All development in the urban and industrial areas must connect to Council reticulated sewerage system.

Planning for water supply, drainage, and sewerage is an important consideration for the new planning scheme. Consideration of infrastructure requirements will form an important part of the preparation of the new scheme.

Rockhampton has a relatively high level of water usage. This is a matter that cannot be influenced by the new City Plan – however the responsible management of the water resource is an important aspect in urban management.

### Drainage

An important aspect of planning and infrastructure is stormwater drainage.

Flooding from the Fitzroy River is an important issue, as is the way in which stormwater runoff is treated in Rockhampton. The local water courses in Rockhampton are not only crucial to ensure stormwater does not cause local flooding, but also that their value as natural areas is protected and enhanced. Stormwater pipes form an important network of underground drainage.

### **Other Infrastructure**

Other infrastructure considerations include social services such as child care centres, health services, education or community centres. These facilities are provided by the State or Commonwealth Government or the private sector. Council's new planning scheme will help provide guidance as to where these facilities are best located, but will not influence the supply of such facilities.

A number of important planning issues have arisen from the 'Rockhampton-A Community Snapshot' work:

- an ageing population, and the provision of appropriate housing, health care and transport facilities;
- the large number of young people in Rockhampton, and the need to provide as many employment opportunities as possible;
- continuing need for special needs housing for people on low incomes, large families, people with disabilities and other special needs groups.

Council, through its provision of community development services, is taking an increasing role in the provision of services for young people and multi-cultural groups in the community.

### **Traffic and Transport**

The provision of roads and public transport in Rockhampton is an important planning consideration for Rockhampton, both for the wellbeing of its residents and the economic advantages these services bring. Queensland

Transport, in association with the Department of Main Roads, Rockhampton City, and the Shires of Livingstone, Fitzroy and Mt Morgan, are intending to prepare a Capricornia Integrated Regional Transport Plan (CapIRTP) over the next 12 to 24 months. The scope of the CapIRTP has not yet been fully decided however it is likely that the plan will include consideration of public transport networks / services, road and rail networks, pedestrian and cycle networks as well as modal interchange and integration opportunities.

### **Open Space and Recreation**

Rockhampton has carried out extensive planning for its open space and recreational assets in recent years through the completion of the Rockhampton Open Space and Recreation Plan (1997). Rockhampton has significant regional parkland assets such as the Botanical Gardens, Kershaw Gardens and the City Riverside Park. These open spaces are significant features of the Rockhampton City landscape.

Rockhampton provides regional sporting infrastructure for surrounding shires. Recreation and sport facilities within the City include:

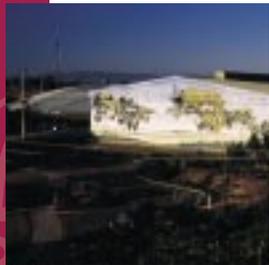
- sporting fields and facilities;
- informal and formal recreation and sporting facilities;
- the University's indoor Sporting Complex.

The new Rockhampton City Plan does not directly influence the provision of sporting and recreational facilities – this is a part of the Rockhampton City Council's and State Government's wider role to provide the infrastructure to support these activities. The planning scheme can influence the location of new facilities and the provision of facilities in areas of new development. The Norman Road Development Control Plan for example has identified where new parkland and sporting fields should be located. There are also opportunities with developing community sporting facilities through the University.

***“The provision of roads and public transport in Rockhampton is an important planning consideration, .....for the wellbeing of its residents and the economic advantages these services bring”***

# Matters to be Addressed in the Rockhampton City Plan

## Infrastructure



### Major Infrastructure / Land Uses / Institutional Uses in Rockhampton

There are major government and private sector operations in Rockhampton which require special consideration of land use needs. These operations include:

- the airport;
- the hospitals;
- railway maintenance and operations;
- the University; and
- the State Gas pipeline.

In addition, major administrative functions such as the Police Service and Law Courts are accommodated in Rockhampton City.

These are particularly important services for the Central Queensland region. They are also an important economic base for the City, generating employment directly and indirectly through a range of support industries and services. Accordingly it is an important aspect of the Rockhampton City Plan to recognise and plan for these activities, ensuring that new activities do not jeopardise their operation and planning for their logical extension.

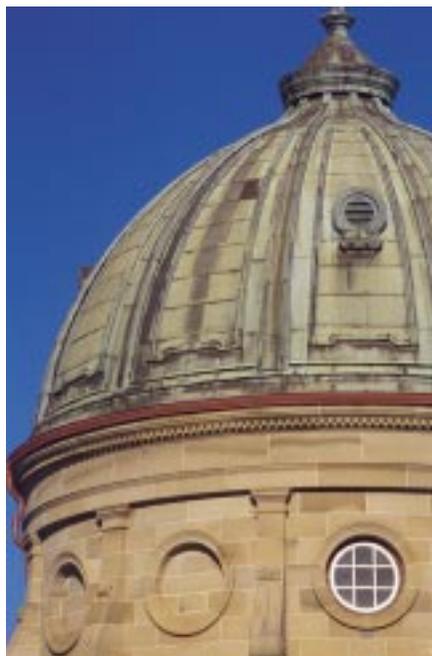
### Challenges

- prepare for the Infrastructure Charges Plan by carrying out background studies such as integrated catchment management studies;
- plan for upgrading and new infrastructure to provide the right conditions for new businesses and industries;
- protect important investments in infrastructure throughout the City by incorporating provisions in the new City Plan.

### Possible Rockhampton City Plan Response

The possible policies to address infrastructure issues in the City Plan include:

- plan to prepare an Infrastructure Charges Plan in the next three years to be incorporated into the City Plan;
- developments to contribute towards paying for or providing infrastructure necessary for the development to proceed.



## **6.0 Matters to be Addressed in the Rockhampton City Plan**

### **Valuable Features**

- 6.1 Urban and Cultural Heritage**
- 6.2 Natural Environment**
- 6.3 Extractive Minerals**
- 6.4 City Image**

# Matters to be Addressed in the Rockhampton City Plan

## Valuable Features

**“The  
Darumbal  
people have  
interest and  
historical  
association  
.....with  
waterways  
and  
wetlands.....,  
and in the  
Berserker  
Range and  
foothills”...**



Artwork by Doug Hatfield "Yumba n Gudjoo - My Home"

## 6.1 Urban and Cultural Heritage

### Background

#### Indigenous Cultural Heritage

The Darumbal were the first inhabitants of the region and an important part of Rockhampton's heritage lives with the Darumbal people. The laws which influence the protection of indigenous cultural heritage are currently under review by the State Government. The new laws are expected to require new approaches to recognising and managing indigenous cultural heritage.

The Darumbal peoples' heritage may include tangible and intangible aspects (in addition to places and sites), such as language, art, song and stories and it is important to recognise and protect this knowledge and information. The Darumbal have interest and historical association (be it native title or other interests) with waterways and wetlands (such as the Fitzroy River and the various lagoons and wetlands around Rockhampton), in the Berserker Ranges and foothills, and any specifically recorded sites/places.

#### Urban Heritage

Rockhampton's heritage is well recognised both within the city and by the wider community of interest. Quay Street for example is acknowledged nationally as a place of particular value not just to Rockhampton, but to the nation as a place worthy of preservation.

Many residents recognise the contribution of early housing to Rockhampton's heritage and indeed some of the larger houses on the range are not only important as individual examples of the "Queenslander" style of elevated timber-framed housing, but as a group also have a broader significance.

Other places too are important in acknowledging Rockhampton's history.

Evidence of the city's role as an early port, as a railway terminus, for the pastoral and mineral wealth of its hinterland, and as a centre of government are central to the understanding of Rockhampton.

Other aspects of Rockhampton's history are sometimes less well recognised and understood yet these are important in dealing with the historic character of the city. Evidence of the early Town Plan for example has, during the latter years of the twentieth century not been adequately acknowledged and the city today is not easily understood at that level.

Rockhampton's early optimism and potential are subtle yet important aspects of its historic character:

Individually these parts make a major contribution to Rockhampton's heritage. Taken together they contribute to the character of the city as one of substance and difference.

There has perhaps in recent decades been a less than adequate focus on the existing and special character of the city.

A recognition of the extent of heritage places and acknowledgment of the contribution they make to the character of the city will give Rockhampton a basis for decision making about its future.

While heritage is the central component in understanding the character of the city, the distinction between heritage and character will require different approaches.

### Challenges

In order to build upon the existing heritage and historic character of the city it will be necessary to:

- Acknowledge the special place that Rockhampton holds in Queensland's history;
- Acknowledge and respect the wishes/cultural heritage of the

- Darumbal people on land and waterways where appropriate;
- Recognise the character of the city as one which has its roots in its nineteenth and early twentieth century form;
- Act to protect those aspects in any future planning.

This may be achieved by action which:

- Promotes the existing known heritage places and character areas to the wider community;
- Identifies comprehensively the full range of potential heritage places and character areas within the city;
- Recognises the contribution that these places and areas make to an understanding of this city;
- Plans for future growth and development in a manner which allows these places to flourish;
- Provides controls and incentives to achieve these objectives.

### **Possible Rockhampton City Plan Response**

Planning policies to achieve heritage and character objectives should:

- celebrate the unique heritage and character of Rockhampton as a positive attribute of the city;
- distinguish between places of heritage and those of character areas and the different approaches required in each;
- introduce development controls which will allow heritage and character of the city to continue to flourish in defined areas;
- introduce preservation controls where necessary to protect places of critical significance to the city;
- provide incentives to property owners to see the benefits of protecting the heritage and character of the city;
- recognise indigenous cultural heritage in the Plan – i.e. the Darumbal people have an association with the land in Rockhampton and suitable consultation processes should be developed with these people;
- controls to help protect heritage places or areas of significant/

important local character where redevelopment/reuse opportunities exist, including:

- relaxation of on-site carparking requirements;
- technical conservation advice regarding repair, renovation or maintenance and enhancement to owners;
- considering the impacts of development on the heritage/ character of buildings, places and streetscapes as part of the development assessment process;
- mapping of cultural heritage (urban and indigenous) places, areas or sites.

The preparation of the new Rockhampton City Plan will have a strong character and heritage basis from the background work completed in the Rockhampton Urban Heritage and Character Study.

## **6.2 Natural Environment**

### **Natural Areas**

Rockhampton has diverse areas of natural significance, including environmental areas of ecological, visual and cultural importance. Specifically these areas include the Berserker Ranges, the Fitzroy River and associated watercourses, remnant vegetation and the Old Lakes Creek Quarry. The qualities that characterise the natural significance of these areas should be maintained and enhanced for present and future generations.

Any strategy with the goal to protect and enhance areas of natural significance should be conducted in partnership with the community, as this will raise awareness of the unique values of these areas and, of plans such as the 'Berserker Wilderness Management Plan' to achieve that goal.

### **Challenges**

- protection of the Berserker Ranges and Foothills;

***“Plan for future growth and development in a manner which allows special places to flourish”***



# Matters to be Addressed in the Rockhampton City Plan

## Valuable Features



- protection and enhancement of the environmental and visual qualities of the Fitzroy River and its associated waterways and wetlands;
- protection and enhancement of biodiversity, through identification and protection of areas with remnant vegetation and ecological significance;
- identification and protection of any other significant features and areas;
- identification and protecting areas of high scenic value.

### Possible Rockhampton City Plan Response

- ensure appropriate limits on development, such as, slope limits for residential development;
- incorporate buffers between areas of natural significance and urban development;
- map areas of natural significance and include provisions to protect these areas from further development;
- encourage retention and rehabilitation of areas of remnant vegetation;
- map and describe all wetland areas;
- ensure areas with rare, endangered or 'of concern' ecosystems are included in the planning scheme, to identify critical areas for the maintenance of biodiversity;
- ensure provisions are included in the new planning scheme that encourage the maintenance and rehabilitation of open space corridors on rivers and creeks;
- ensure provisions in the planning scheme to enhance community use and access to the River.

### Water Quality

The City is built along the banks of the Fitzroy River which has a catchment of some 140 000 km<sup>2</sup>. The Fitzroy River supplies the City's potable water

from an area upstream of the barrage. Water quality from the barrage is affected by urban and rural runoff, from those rural Shire's upstream of the barrage, as well as from Rockhampton's urban activities within the catchment. Erosion from uncontrolled development sites and degraded banks, and increased nutrient loadings from agricultural and industrial discharge have the potential to adversely affect the quality of the water supply. The design of stormwater management systems also influences the water quality in natural areas.

The Fitzroy River flows in to the Great Barrier Reef World Heritage Area, which has further implications for water quality. Water with a high sediment and/or nutrient load has the potential for negative environmental impacts on the Great Barrier Reef. Obligations to protect and enhance the Great Barrier Reef World Heritage Area are formalised in the following three Acts:

- *the World Heritage Commission Act*
- *the Australian Heritage Commission Act*
- *the Environmental Protection Biodiversity Conservation Act*

An objective to raise awareness of the importance of the natural values associated with the Fitzroy River should include encouraging the community to participate in catchment management activities, such as bushland rehabilitation and planting of native trees.

### Challenges

- protection of water quality in the water supply above the barrage;
- assisting to protect water quality in the lower Fitzroy River so that downstream areas are not affected by cumulative impacts;
- maintain and enhance water quality and natural functions of local watercourses and tributaries of the Fitzroy River; and
- encourage recognition, community care and awareness for local watercourses.

## Possible Rockhampton City Plan Response

- review planning provisions to investigate measures to assist with the maintenance and enhancement of water quality;
- continue to protect water quality in the water supply above the barrage with specific planning provisions;
- ensure that watercourses are retained in their existing state and, in the longer term are enhanced through bank stabilisation and revegetation;
- ensure mechanisms exist within the development assessment process to ensure that erosion and sedimentation control guidelines are implemented;
- ensure that provisions exist within the development assessment process to achieve rehabilitation of degraded areas when development and redevelopment occurs;
- ensure that wetlands are identified and mapped in the planning scheme so that they can be protected;
- development proposals should include buffers and other measures to protect water quality including:
  - protecting, maintaining and rehabilitating vegetation along rivers and streams;
  - ensuring that wastes discharged will not affect downstream users or the natural environment.
- incorporate catchment management objectives in the intent of watercourse and riparian areas in the planning scheme;
- in the future, identify and protect an appropriate site for waste disposal that will not have negative impacts on water quality;
- ensure that provisions are included in the new planning scheme for impact assessment of any development with the potential for negative impacts on ground, or surface, water quality.

## Flooding

Rockhampton experiences regular flooding of the Fitzroy River. The most notable floods have occurred in 1918, 1954 and 1991. Flooding can cause

damage to property and loss of life, which consequently makes flooding a major issue in the structure and development of the City.

The City is located on and around the Fitzroy River's floodplain, which has significant implications for patterns of residential and industrial development and for the provision of open space and recreation facilities.

The Council, in the current Strategic Plan, has adopted the Q100 floodline as the level which determines the locations most subject to flooding, and therefore restricts what development can occur.

## Challenges

- protection of life and property from flooding;
- protection of floodplain from inappropriate development;
- raising awareness of the importance of floodplain management.

## Possible Rockhampton City Plan Response

- indicate Q100 locations in the planning scheme for development assessment;
- ensure floodplain management continues as a strong policy in the new planning provisions;
- operational works that may affect the flow of water or flood level are proposed to be assessable development regardless of the land use or development proposed.

## Rural Land

Rockhampton City is not well known for containing a large amount of rural land. However the City does contain good quality agricultural land in the south west of the City, adjacent to the boundary with Fitzroy Shire. It is important that the Rockhampton City Plan contain measures to:

- where possible protect the agricultural activities on good quality

***“In the future, identify and protect an appropriate site for waste disposal that will not have negative impacts on water quality”***

## Matters to be Addressed in the Rockhampton City Plan

### Valuable Features



- agricultural land;
- ensure that the ongoing rural activities and nearby urban development are managed to avoid conflicts

#### Possible Rockhampton City Plan Response

- identify and protect agricultural activities on valuable agricultural land in the south west of the City.

### 6.3 Extractive Minerals

#### Background

Although extractive industry resources have been identified throughout Rockhampton, given the largely urbanised nature of the City and constraints relating to the extraction of these resources, existing extractive industry is only identified on the current Strategic Plan at Peak Hill.

#### Challenges

- preserve opportunities to utilise existing extractive resources at Peak Hill whilst minimising the possible impacts of development on other existing and/or future potential land use, and infrastructure;
- ensure future incompatible development in proximity of the identified resources is located such that amenity is not unduly affected by the existing extractive industry operations and appropriate design considerations (such as buffers) are incorporated where necessary.

#### Possible Rockhampton City Plan Response

- land use structure for Rockhampton to avoid inappropriate or conflicting land uses to locate in proximity to the established extractive industry at Peak Hill;

- appropriate buffers and other mechanisms to maintain amenity should be incorporated into future proposals for expansion of the existing facility or new development proposals in proximity;
- environmental impacts as well as the economic benefits to the local community and the wider region must be considered as part of any future expansion of the existing operations, or new extractive industry proposals;
- designated haulage routes for quarry traffic should be identified as part of the transport network.

### 6.4 City Image

#### Background

The liveability and amenity or City Image of Rockhampton is comprised of many separate, yet overlapping elements and the maintenance of these features, is important to ensure residents, visitors and tourists alike are given a positive impression of the City.

People not familiar with Rockhampton, may perceive the city as a hot dry inland centre. The reality is that the city of Rockhampton has grown up on the banks of the Fitzroy and is located in a floodplain amidst wetlands and lagoons, and at the foot of the Berserker Ranges.

Rockhampton is synonymous with the Beef Capital, but it is also a regional centre for the Central Queensland area, has a rich heritage particularly prevalent in the CBD and in the older streetscapes of South Rockhampton, and is attracting an increasing amount of tourism interests through local events and the Tilt Train service.

There is an opportunity for the City to reflect these positive images, by reinforcing its different characteristics in future plans and programs. Actions may be as simple as a street tree planting or as challenging as keeping active uses in the heritage buildings in the CBD.

## Challenges

- promote a positive, liveable image for Rockhampton. More specifically counter the image of Rockhampton as a dry, hot, place;
- maintain the dynamic, attractive and key regional centre role of the City within the Central Queensland region;
- promote good urban design that is responsive to the local microclimate, promotes energy efficiency, and complements the heritage character (where appropriate);
- develop a city image that encompasses more than the Beef Capital connections.

## Possible Rockhampton City Plan Response

- identify (through mapping) a coordinated green/open space corridor throughout the City;
- incorporate as appropriate within the various codes:
  - energy efficiency objectives;
  - climate responsive design;
  - complementary/compatible development where impacting on the amenity of a heritage area/place/site/building;
  - development guidelines to recognise streetscapes.
- ensure development requirements encourage active land uses (i.e. recreational, cultural, entertainment) along the River;
- ensure connections to the River (both physical and visual) are maintained through requirements expressed in the planning scheme measures and codes;
- promote tree planting in City streets to provide shade and a greener city, particularly in South Rockhampton; and
- promote public art for local artists in local planning initiatives.





## 7.0 Coordination and Integration



## Coordination and Integration

### Ecological Sustainability

The purpose of the Integrated Planning Act is to seek to achieve ecological sustainability by:

- (a) *coordinating and integrating planning at the local, regional and state levels; and*
- (b) *managing the process by which development occurs; and*
- (c) *managing the effects on development on the environment (including managing the use of premises).'*

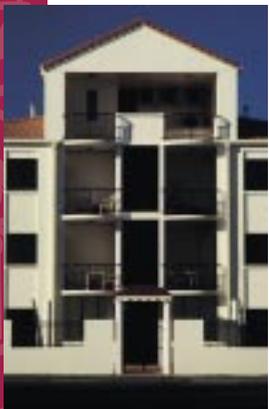
In other words a key way to seek to achieve ecological sustainability is through integrated planning at the local regional and state levels. The Rockhampton City Plan will be prepared in such a way as to incorporate all levels of planning resulting in an integrated plan. The City Plan will ensure this occurs by:

- ensuring that the broad structure and policies for the City are integrated at the Strategic Plan level so that measures logically follow the 'high level' policy;
- resolving any policy conflicts when the broad directions for the City Plan are established in the Strategic Plan;
- highlight at an early stage the interests and plans of State Government agencies so that the preparation of the City Plan takes account of these interests;
- work closely with adjoining local authorities to work on consistent policies and use of land across boundaries.

### The City Plan Preparation Process – Achieving Integrated Planning

Preparing the City Plan by the following process will assist achieving coordinated and integrated planning:

1. Establishing and mapping the valuable features. These features include:
  - natural features, important ecologically and from a 'city image' point of view;
  - open space areas, important for the health, wellbeing and recreational needs of the City;
  - cultural heritage features.
2. Establishing and mapping other major processes influencing the shape and form of the City which will remain constant (or almost constant), such as:
  - floodplains of the Fitzroy;
  - local creek corridors important for natural and drainage functions;
  - major transport infrastructure such as rail and road links;
  - existing major institutional investments such as the airport, the Hospital, and the University.
3. Taking account of existing land uses, land use rights and development opportunities provided by the current planning scheme.
4. Reviewing regional and local market trends and understanding how they may influence future growth patterns in the City, and decide the level of intervention the City Plan should take to manage these trends for the benefit of the City.
5. Incorporating the new policy initiatives that need to be included to address existing issues for planning in specific areas and across the City. For example, a Centres Policy, Residential Development Policy (incorporating newly developing areas as well as infill opportunities), and Industrial Policy are examples of policies in the City Plan to address specific issues raised by Council, State Government or the community.



Although a structure for the City Plan has not been resolved, it is anticipated that the structure will also assist the integration of planning and the management of development. The structure will be designed to be:

- user friendly! – using plain English, and helping the user to move through the plan in a logical way;
- clearly articulate City wide priorities and policies of the Council in the Strategic Plan section;
- consistent with best practice performance based planning methods, particularly in Codes;
- recognise local plans and ensure further local planning can be incorporated in the City Plan at future times; and
- avoiding overlapping, conflicting or inconsistent provisions.

**The structure of the Rockhampton City Plan may reflect the following:**

**Strategic Plan**

- Important policies for Council and Community – economic / social / ecological

**Vision**

- Desired Environmental Outcomes reflecting vision and policies for the City

**Valuable Features**

- natural
- cultural heritage

**Land Use and Development**

- residential
- commercial
- industry

**Infrastructure**

- water supply and sewerage
- drainage
- traffic & transport
- open space & recreation
- private development & government considerations for major land uses

**Measures**

- Site by site guidance for assessment processes
- Development standards and requirements in codes
- Local planning instruments to guide development in different locations across the City

**Local Area Planning**

- Local specific plans to incorporate intended outcomes for different parts of the City.

**Policies**

- Processes to get to an outcome
- Supporting information for any matter



## 8.0 Glossary of Terms

### **Core Matters**

The Integrated Planning Act includes 'core matters' as an essential part of planning schemes. Core matters include:

- (a) land use and development;
  - i. the location of, and the relationships between, various land uses;
  - ii. the effects of land use and development;
  - iii. how mobility between places is facilitated;
  - iv. accessibility to areas;
  - v. development constraints (including but not limited to, population and demographic impacts).
- (b) infrastructure;
  - i. the extent and location of proposed infrastructure, having regard to existing infrastructure networks, their capacities and thresholds for augmentation;
  - ii. when infrastructure is proposed to be provided.
- (c) valuable features;
  - i. resources or areas that are of ecological significance;
  - ii. areas contributing significantly to amenity;
  - iii. areas or places of cultural heritage significance;
  - iv. resources or areas of economic value.

### **Development**

Development is divided into five different categories in the Integrated Planning Act (IPA) as follows:

- i. carrying out building work;
- ii. carrying out plumbing and drainage work;
- iii. carrying out operational work (such as excavation and filling, landscape works or advertising);
- iv. reconfiguring a lot (subdivision and amalgamation); and
- v. making a material change of use of premises (change in use of land or building).

### **Development Control Plan (DCP)**

A Development Control Plan (DCP) is a plan for specific localities to address specific local issues. A DCP has specific planning provisions and requirements for development that apply to that area covered by the DCP that normally over-ride any more general provisions in the planning scheme.

### **Impact, Code and Self Assessable Development**

The IPA contains the Integrated Development Assessment System (IDAS) which outlines application procedures. Three kinds of assessment processes for development are possible under the IDAS as follows:

- i. impact assessment involving an application which requires public notification and a comprehensive assessment of all aspects of the development;
- ii. code assessment involving an application which does not require public notification and the development is assessed against all relevant technical standards incorporated in the planning scheme; and
- iii. self assessment, which does not require a development application but must meet relevant planning scheme requirements.

### **Desired Environmental Outcomes**

Desired Environmental Outcomes are statements about what the City (or Shire) should be like in the future. Here the definition of "environment" includes ecological, social and economic components.

### **Ecological Sustainability**

Under the Integrated Planning Act, ecological sustainability is defined as:

A balance that integrates –

- i. protection of ecological processes and natural systems at local, regional, State and wider levels, and
- ii. economic development; and
- iii. maintenance of the cultural, economic, physical and social wellbeing of people and communities.

Under IPA the new planning scheme for Rockhampton must advance ecological sustainability by:

- (a) coordinating and integrating planning at the local, regional and State levels; and
- (b) managing the process by which development occurs; and managing the effects of development on the environment (including managing the use of premises).

### **Integrated Development Assessment System (IDAS)**

IDAS is a four stage development approval process, although not every stage is required for every application. The four stages are:

- i. Application stage – basically where the application is submitted and acknowledged by the assessment manager (usually the Local Government);
- ii. Information and Referral stage – where other agencies (specified depending on the nature of the application) and the assessment manager have the opportunity to request further information;
- iii. Notification stage – where the application is notified to the public and submissions may be made about it; and
- iv. Decision stage – where the assessment manager assesses and decides the application.

### **Integrated Planning Act**

The Integrated Planning Act is State Government legislation that sets out the process for the preparation of planning schemes and other planning instruments, and the development assessment process used to assess development proposals. This Act provides a basis for coordinating and integrating local, regional and State level planning into local government planning schemes.

### **Measures**

Measures are contained in the planning scheme as the implementation of Desired Environment Outcomes. They consist of the material used

to assess development applications such as codes, zoning (or similar), local area plans, or Strategic Plans. Planning scheme measures include:

- i. site by site guidance for assessment processes;
- ii. development standards and requirements in codes to assess development applications;
- iii. local planning instruments to guide development in different locations across the City.

### **Planning Policies**

An instrument that supports the local dimension of a planning scheme and is made by local government. They normally include processes or additional information to assist in the assessment of development applications.

### **Planning Scheme**

A Planning Scheme is the Local Government plan which regulates land use and development. It is a statutory instrument prepared under the provisions and processes of the Integrated Planning Act and therefore contains Desired Environmental Outcomes, Measures and Performance Indicators.

### **Strategic Plan**

A Strategic Plan is normally part of a Planning Scheme – containing the broad aims and preferred pattern of development for a local authority area.

## 9.0 References

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- "Draft Urban Heritage and Character Study" (ALLOM LOVELL, current project – July 2000)
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