

PARKHURST FUTURE (POST 2015) RESIDENTIAL AREA

Description

The Parkhurst Future (Post 2015) Residential Area is a largely undeveloped area located on the northern edge of the City, adjacent to Ramsay Creek, which is Rockhampton City's northern boundary with the former Livingstone Shire Council. The Area is bound by William Palfrey Road, Yaamba Road (Bruce Highway), Olive Street, Norman Road, and Boundary Road to the south; the Yeppoon Road Corridor Environmental Protection Area to the east; Ramsay Creek to the north; and the Parkhurst Rural Area to the west. Limestone creek runs in an east-west direction through the southern portion of this Area, and the North Coast rail line runs in a north-south direction through the Area.

The land throughout the Area, particularly east of Yaamba Road, is generally undulating land that has been used for grazing purposes in the past. The allotments in this Area are generally larger allotments at least 4ha or more in size. While some of these properties have been improved with houses, a number of allotments are unimproved. Apart for a few commercial / industrial uses located along Yaamba Road, including a motel, there are few other non-residential uses within this Area, except for a Golf Driving Range in McMillan Ave.

Intent

In the medium-term, for the life of this Planning Scheme, it is intended that the status quo be maintained and land in this Area generally remain undeveloped, except for the construction of houses on existing allotments. To this end, the subdivision (reconfiguration of allotments) of land which reduces the size of current land holdings, thereby fragmenting land holdings and increasing the difficulty of coordinated urban development in the future, is not consistent with the intent for this Area.

In the long-term, it is intended that land in this Area will be developed for urban purposes. However, it is not anticipated that the land will be required prior to 2015, therefore, beyond the life of this Planning Scheme. It is anticipated that future growth for the life of this Planning Scheme will be accommodated within the Norman Road Residential Area, which has sufficient land to accommodate this growth. That Area is already provided with appropriate infrastructure, and it is more efficient for the City to accommodate new residential development in that location so that efficiency of services is maximised. Consequently, developing this area for urban purposes at this time would be out of sequence and inefficient.

Should the Norman Road Residential Area develop more rapidly than predicted, such that no further subdivision and development could occur in the Area, then this Area would be considered for urban subdivision and development. However, more detailed investigations would be required at that time to ascertain the feasibility of:



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

- Extending infrastructure into this Area;
- The impact on the scenic values and any environmental qualities of the land;
- The overall layout issues in relation to the land; and
- The extent of buffering required to the Parkhurst Industrial Area.

There is currently a motel located on the east side of Yaamba Road (Bruce Highway) and some commercial / industrial uses located on the west side of Yaamba Road (Bruce Highway).

On the eastern side of Yaamba Road (Bruce Highway) it is intended that the land remain for future residential purposes in the form of houses. Development that will compromise this future residential intent will not be supported, as it is inconsistent with the intent for this Area. However, other opportunities exist for land fronting onto the eastern side of Yaamba Road, given its location at the entrance into the City from the north and the intent of creating an attractive entrance into the City by having development addressing Yaamba Road and not backing onto it. As a result, residential uses in the form of a motel or a caravan / cabin park fronting onto the eastern side of Yaamba Road are consistent with the intent for this Area. This is however provided they extend predominantly across the frontage of the land to Yaamba Road and not in an easterly direction into the Area and are of a high standard of design and well landscaped.

The existing commercial / industrial uses located on the western side of Yaamba Road (Bruce Highway) are constructed on land between the railway line, Yaamba Road (Bruce Highway), and Ramsay Creek. Two allotments in the northern part of this land are generally developed for commercial / industrial uses and specifically as a showroom for the sale and hire of heavy vehicles and agricultural equipment and machinery. It is also used for industrial purposes and specifically for automotive repair and servicing of large vehicles. It is intended that vacant land in this location be developed with similar uses, given that the land is unsuitable for residential development because of its reduced amenity being located between Yaamba Road (Bruce Highway) and the railway line. These uses will only be consistent with the intent for the Area where it can be demonstrated that the development will have an attractive presentation to Yaamba Road (Bruce Highway), incorporating landscaping, different colours and materials in any building constructed and design features and devices that reduce building bulk, create shadow and reduce heat loading.

There are currently no community or recreation uses (except for the golf driving range) located in the Area, and until the Area is developed for residential purposes in the future, it is unlikely that a need will exist for community or additional recreation uses. However, community / recreation use category uses will be considered on their merits, based on a demonstrated need. The expansion of the existing golf driving range is consistent with the intent for the Area, subject to no associated permanent infrastructure being constructed on the site that may compromise the Area's future capacity as a residential area. Future urban development will, however, need to be cognisant of the fact that



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

the golf driving range exists, and the subdivision and resulting development should be designed and orientated accordingly, to avoid stray golf balls.

There is one large site described as Lot 2 on RP617657, located on the eastern side of Yaamba Road (Bruce Highway), which is potentially contaminated with unexploded ordnances (UXO). Therefore, this site will require investigation and if necessary, remediation, prior to any development being undertaken. A portion of this Area also shares a common boundary with the *Yeppoon Road Corridor Environmental Protection Area*, which contains land that has been identified as bushfire prone. Consequently, particularly those property owners / residents whose properties share a common boundary with the adjoining *Yeppoon Road Corridor Environmental Protection Area* have a duty of care to implement measures on an ongoing basis that reduce the risk of bushfire on their properties.

Riparian corridors adjacent to all Council's waterways will be protected from development. In this instance, it applies to development adjacent to that portion of Limestone Creek and Ramsay Creek, located within this Area. However, where environmentally and culturally appropriate, it is intended to allow public access to these areas, generally in the form of walkways, for the enjoyment of the entire community. Where possible and appropriate, these walkways will connect with council's parks, open spaces, and recreation facilities.

PARKHURST FUTURE (POST 2015) RESIDENTIAL AREA

Material Change of Use / Building Work

Development Type	Primary Code(s)
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ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

Self Assessable

The following uses are Self Assessable development only when complying with all of the relevant Acceptable Solutions contained within the Applicable Primary Code(s).

• Farming	Rural Use Code
• Forestry	Rural Use Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Parkhurst Future (Post 2015) Residential Area Map and where not an ERA	Sports and Recreation Code
• Stable	Stable Code

Code Assessable

For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.

• Building work at a Heritage Place	Heritage Place Code
• Building work for a Swimming Pool	Swimming Pool Code
• Farming , when not self assessable development	Rural Use Code
• Forestry , when not self assessable development	Rural Use Code
• Caretakers Residence , on land designated as Public Open Space on the Parkhurst Future (Post 2015) Residential Area Map	Caretakers Residence Code
• Stable , when not self assessable development	Stable Code

Impact Assessable

• Any other Material Change of Use and associated Building Work for what is not otherwise stated as Exempt, Self Assessable or Code Assessable Development.	[Hatched Area]
• Building work for demolition of a Heritage Place.	



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PARKHURST FUTURE (POST 2015) RESIDENTIAL AREA

Operational Work / Reconfiguring a Lot

Development Type	Primary Code(s)
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Self Assessable

The following uses are Self Assessable development only when complying with all of the relevant Acceptable Solutions contained within the Applicable Primary Code(s).

- **Advertising Sign**, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign. Part A of the Signage Code

Code Assessable

For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.

- **Advertising Sign**, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area that is;
 - (a) not complying with all the relevant Acceptable Solutions listed in the Signage Code and is not a Third Party Sign or a Flashing Sign; or
 - (b) a Freestanding Sign. Signage Code

- **Advertising Sign**, nominated as Group B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area that are associated with a non residential use that was existing on the site prior to the commencement of the Planning Scheme and is not a Third Party Sign or a Flashing Sign. Signage Code

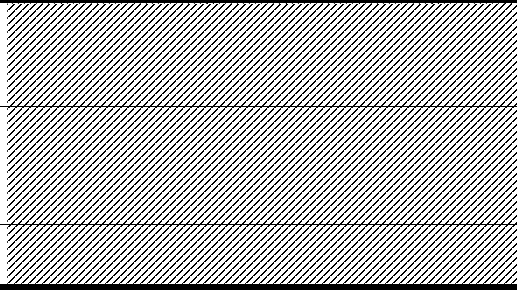
- **Operational work for excavation or filling** Filling or Excavation Code; and Steep or Unstable Land Code

- **Operational work for Reconfiguring a Lot** Reconfiguring a Lot Code; and External Works and Servicing Code

- **Reconfiguring a Lot**, where no additional allotments are created. Reconfiguring a Lot Code

Impact Assessable

- **Reconfiguring a Lot**, where additional allotments are created.
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



CHAPTER 4
PARKHURST FUTURE (POST 2015) RESIDENTIAL AREA



Waterways

Planning Area Boundary

Major Roads

Q100 Flood

Public Open Space

This map was produced by
 Rockhampton City Council
 Geographic Information Systems



Created on the 22-Dec-2004
 GIS by: THE CONSULTING ARCHITECTS

Scale 1:15 000

Rockhampton City Plan

Parkhurst Future (Post 2015) Residential Area

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