

PARKHURST INDUSTRIAL AREA

Description

The Parkhurst Industrial Area is bound by William Palfrey Road to the north; Yaamba Road and Limestone Creek Residential Area to the east; Splitters Creek Residential Area to the south; and Alexandra Street and the Parkhurst Rural Area to the west.

The Area, divided by the railway and flanked on the eastern side by the Bruce Highway is dominated by industrial related activities, with a scattering of dwelling houses. The Area is well positioned with the majority of the City within 10 kilometres, giving it excellent market access for its consumption-based products and within 15 kilometres of the airport, providing an alternative, but quick access to international markets.

The Area is a mature regional industrial area that has served the industrial needs of Rockhampton for many decades and is the dominant industry facility in the City and the Capricorn region at this time. The Area provides opportunities for new ventures to form linkages and synergies with existing industry.

The Area consists of the flat upper terrace of the Fitzroy flood plain except for a steep ridge of slopes greater than 7 % that traverses its north western sector. The steeper sectors cannot be economically developed to support industrial development, but serve as useful buffers against loss of amenity to abutting land uses.

Limestone Creek flows south westerly across the centre of the Area, feeding the major catchment, with a smaller catchment, Splitters Creek to the south. There is also localised flooding adjoining the banks of these two (2) Creek systems.

Intent

The intent of this Area is that it will accommodate industries of varying degrees and intensities, including High Impact Industries, to the exclusion of other land uses that by their nature and purpose are incompatible with being located close to industry. The Area is, and will remain as, the principal Industrial Area for the City, providing opportunities for linkages and synergies between different industries, irrespective of whether they are existing or new, in an appropriate location. It is intended that High Impact Industries including Queensland Magnesium and Cement Australia will remain within the Area and that additional High Impact Industries may locate within the core of the Area and are to be protected from the encroachment of incompatible land uses. While it is recognised that many High Impact Industries would be best located in the Gracemere – Stanwell Industrial Corridor, the Parkhurst Industrial Area will continue to provide an alternative location, primarily for those that are smaller in scale or rely on direct access to a railway corridor.



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Residential development, other than a Caretakers Residence, within the Area or in close proximity to the Area will not be supported because of its potential to create land use conflicts that may prejudice or compromise the economic viability of industrial operations. This is on the basis that:

- Residential uses compromise the possibility of future industrial development;
- Residential uses located close to industry fragment ownership and jeopardise the prospect of coordinated land development in the future;
- Residential uses located in close proximity to existing or future industry increase the level of impact mitigation and therefore cost which is borne by industry.

Due to the location of the Area adjacent to the Bruce Highway, it is necessary that there be a high standard of development fronting onto the highway so as not to adversely impact upon the amenity and character of the northern gateway into the City. New and existing industries along the highway are therefore required to use elements that assist in establishing a high standard of presentation for industrial development such as site design, signage and landscaping.

Infrastructure supporting industry is currently available, but the ongoing development of the Area will necessitate some expansion of the current level of service. There are sections of the Area that are without services directly available to sites, and therefore land owners / developers will need to carry out works and / or make the necessary contributions to deliver these services to a site.

Industrial traffic generation along Alexandra, Farm and McLaughlin Streets generates noise and creates safety hazards to both vehicular and pedestrian traffic from abutting residential areas. One of the major routes from the Parkhurst Industrial Area to the Bruce Highway / Yaamba Road, is Farm Street where the Glenmore High and Primary School complex is located. The main entrance to the school intermingles directly with industrial traffic that travels along Farm Street. It is intended that alternative industrial traffic access arrangements into and out of the Parkhurst Industrial Area will be developed over a period of time that may include a shifting south of the Boundary Road entrance into the Area as well as investigation of a new access road extending from McLaughlin Street to the Bruce Highway / Yaamba Road along the northern boundary of the Glenmore High and Primary School complex.

On occasion an industry may wish to establish in the Area that is of a scale not appropriate within the City given its degree and level of impacts and an alternative "greenfield site" is required. Industry that will have such a degree and level of impacts that cannot be easily mitigated and as a result would create adverse impacts on the community will therefore be encouraged to locate into the Gracemere – Stanwell Corridor. This would apply specifically to hazardous, noxious or offensive industry types.

The provision of buffers is intended in the locations shown on the Local Area Plan for the Parkhurst Industrial Area. It is intended these buffers will be



provided as part of any development of land in these locations. The primary purpose of the buffer is to buffer the Parkhurst Industrial Area from expanding into inappropriate Areas as well as separating it from incompatible land uses. The intent of the buffer is to exclude development for any purpose other than Park. Land uses that would be adversely impacted on by industry, should be protected, by preventing industries from establishing within the buffers. Conversely, incompatible land uses are not to locate within these buffer areas to protect the economic viability of the Parkhurst Industrial Area. Similarly, the banks and environs of Limestone Creek and Splitters Creek have been included in this designation as a step to preserve and enhance their environmental values.

A steep ridge with slopes greater than 7 % traverses the north west of the Parkhurst Industrial Area. This steeper land cannot be economically developed to support industrial development, thus, the intent for this land is to form a natural but essential buffer between incompatible land uses, in particular, future residential areas further to the north.

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 and Splitters Creeks, 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.

The relationship of this Area to other Areas as well as employing best practice by locating like industries in close proximity to each other or clusters to mitigate their own impacts on each other as well as other Areas, limits the capacity to accommodate all industry types throughout the Area without alienating the community that it serves. As a result to manage and mitigate the potential for land use conflicts, three (3) precincts have been identified in this Area that allow for different levels of industrial impacts, which are acceptable to the host (others within the same precinct) and the adjoining community (those in an adjoining precinct or Area). The precincts are:

- Precinct 1 – Industrial Precinct – Parkhurst Low Impact Industry;
- Precinct 2 – Industrial Precinct – Parkhurst Medium Impact Industry;
- Precinct 3 – Industrial Precinct – Parkhurst High Impact Industry;

PRECINCT 1 - INDUSTRIAL PRECINCT **PARKHURST LOW IMPACT INDUSTRY**

Description

The Parkhurst Low Impact Industry Precinct is the land that surrounds the Medium Impact Industry and High Impact Industry Precincts, providing distance and separation between these core industries that generate impacts and the adjoining Areas to the north, east and south. The development in this Precinct is located on the fringe of the Parkhurst Industrial Area, as identified on the Precinct plan map.



Intent

The intent of this Precinct is to facilitate the development and expansion of industrial development and ancillary activities that will not cause inconvenience or disruption to the amenity and / or livability, beyond the tolerance levels, of its host community. As this Precinct is located on the fringe of the Parkhurst Industrial Area, some of the land in this Precinct is located adjacent to non-industrial land uses. Low impact industries are defined in Chapter 3. In developing the self-assessment and code assessment codes for these industries, a number of elements have been identified as relevant to ensuring that the level of impact of any given operation falling within the definition is at an appropriately low level. These are:

- Traffic generation and associated impacts;
- Risk to the health and safety of members of the general community;
- Hazards from material used, processes employed or products and by-products produced to any person or environment;
- Noise;
- Emissions such as chemical, etc;
- Odours;
- Visual Appearance;
- Wastes Generated;
- Lighting;
- Effects or impacts on the Natural Environment;
- Effects or impacts on existing or proposed infrastructure.

Industries that do not fall within the definition of Low Impact Industry, but whose impacts meet the requirements of the relevant codes and have no impacts in respect to the elements mentioned above, will be given consideration as being consistent with the intent for this Precinct.

Existing industrial uses that are not low impact in their nature, and were lawfully established prior to the commencement of this planning scheme, can remain for the term of the viability of the use. However, any material change in the intensity or scale of the use caused by extensions, replacement or redevelopment of an industrial premises in this Precinct, is to be consistent with the intent of this Precinct. New industrial development in this Precinct is recognised to occur, however, support is subject to the proposed industrial use also demonstrating consistency with the intent of this Precinct. Industrial uses that would constitute a material change in the intensity or scale of the use with impacts, beyond what would be reasonably expected by the host and surrounding community, is not consistent with the intent of this Precinct.

To reduce impacts between the Precinct and the adjoining Area to the west, the intent for new industrial uses establishing along the western boundary of the Parkhurst Industrial Area is that they be developed with:

- No direct access to Alexandra Street being permitted;
- Industrial buildings having minimal openings facing Alexandra Street;
- Heavy impact work should be carried out indoors or behind physical barriers.



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Ergon Energy operates various industrial activities within this Precinct such as an area control centre, communications centre, telecommunications tower and workshops. These operations are consistent with the intent of this Precinct and any proposals for extensions of them or redevelopment of the site, where consistent with the intent of this Precinct, is supported. Non-industrial Ergon Energy uses are only consistent with the intent of this Precinct when:

- (a) they have an operational linkage with the electricity supply network's¹ system management, control and maintenance; or
- (b) they are a part of the Ergon Energy's emergency back up facilities (which includes a back up call centre also used for training purposes only).

Uses of a more commercial and corporate nature not covered by (a) and (b) above such as regional offices, retail outlets, permanent 'live' call centres and the like, are not consistent with the intent of the Precinct.

To minimise adverse impacts, existing industrial uses located within the Low Impact Industry Precinct, on the eastern side of McLaughlin Street with residential development at the rear, will be required to provide a 30 metre wide landscaped buffer at the rear of the industrial site, should they be redeveloped in the future.

It is not intended that any land within this Area be developed for commercial purposes, especially along the Bruce Highway / Yaamba Road, as there is other more suitably located commercial land identified in other parts of the City. The only exception may be along Farm Street within this Area if for a showroom that has a small proportion of the Gross Floor Area available for public access only and the balance not available for public access and used for storage only. The other exception would be the development of a small retail outlet such as a Take-away food store inside of the Industrial Area (and specifically not along the Bruce Highway / Yaamba Road) that is able to demonstrate that it would service the local workforce, in particular lunches. Its level in the commercial hierarchy established in this planning scheme is to be no more than as a Local shop / General Store / Service Station. Any proposal however to develop land along the Bruce Highway / Yaamba Road for the purposes of a community use such as a Place of Worship, will be considered on its merits and the potential impacts it may have on the orderly and efficient development of an Industrial Area. Industrial development has many unavoidable deleterious impacts on residential areas, such as excess lighting and visual degradation that can be addressed in building and performance standards. The City Plan Codes identify measures to reduce excess lighting, visual degradation and other issues of excessive or intrusive emissions or impacts from industrial activities.

PRECINCT 2 - INDUSTRIAL PRECINCT

PARKHURST MEDIUM IMPACT INDUSTRY

Description

The Parkhurst Medium Impact Industry Precinct includes land fronting Featherstone Street; land fronting Bush Crescent; and some land west of

¹ As defined in the *Electricity Act 1994*.



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McLaughlin Street and Queensland Magnesium north of Sturt Street, as identified on the Precinct plan map.

The majority of land at Featherstone Street is already developed, however, the majority of Bush Crescent remains undeveloped.

Intent

The intent of this Precinct is to provide an area where Medium Impact Industry can operate as the primary use of this precinct, made possible by its separation from other Areas and the general community by the encompassing Low Impact Industry Precinct. A high proportion of land around Bush Crescent, Wade Street, and the Medium Impact Industry Precinct identified on the Precinct plan map north of Boundary Road, is largely vacant and is therefore intended and able to be developed for this purpose.

It is not intended or permitted that Low Impact Industrial land uses encroach into this Precinct. This has the potential to weaken:

- The development opportunities for Medium Impact Industry who have fewer site location opportunities; and
- The opportunity to develop linkages and synergies between industries that by the nature of their activities generate higher impacts than Low Impact Industrial uses.

New industrial development in this Precinct is intended to occur, provided it is done in accordance with the intent of this Precinct. However, extensions or redevelopment of industrial premises in this Precinct that would constitute a material change in the intensity or scale of the use, beyond what would be reasonably expected by the host and surrounding community, is not consistent with the intent of this Precinct. It is important to note that this Precinct does have a moderately higher threshold of tolerance to industrial impacts, as it is surrounded by industrial development and not residential land uses.

In this Precinct industry should only be permitted in locations that have sufficient separation distances, physical buffers or other control mechanisms to prevent unacceptable levels of amenity loss and adverse impacts on the host community. In the event that this Precinct is not 'taken up', within the life of this Planning Scheme for Medium Impact Industrial Uses, a review will be carried out at the commencement of the next Planning Scheme that may consider allowing Low Impact Industrial Uses to progressively occupy the Precinct inwardly from the fringes. However, during the life of this Planning Scheme, this is not supported or intended.

PRECINCT 3 - INDUSTRIAL PRECINCT

PARKHURST HIGH IMPACT INDUSTRY

Description

The Parkhurst High Impact Industry Precinct incorporates the Queensland Magnesium (Qmag) site; Cement Australia; and forms a spine linking the two



prominent activities in the Precinct, as identified on the Precinct plan map. The Precinct has direct access to the North Coast Railway Line.

Intent

The intent for the High Impact Industry Precinct is to provide for the ongoing operation of existing High Impact Industry uses, while at the same time protecting this Precinct from the infiltration and encroachment of incompatible development. A High Impact Industry Precinct has been set aside to accommodate those industries that are:

- Hard to locate, in terms of their size; and
- High impacting industries, and therefore requiring the land set furthest away from residential areas; and
- Requiring particular infrastructure requirements, such as access to the railway line, and (where possible) direct access to the arterial road network.

The intent of this Precinct is to maintain the large land holdings to encourage large land consumptive and High Impact Industries in this Precinct.

In addition, the intent of this precinct is to retain Qmag as a prominent industrial activity in the Area that allows for the opportunity for support industrial activities that encourage diversification of its product. Cement Australia is in a similar position to Qmag, but is located adjacent the Bruce Highway and opposite the residential community at *Parkhurst East Residential Area*. Continued monitoring of the performance of these activities will ensure their impacts are mitigated, also ensuring continued sustainable operation.

In the event Cement Australia cease operations at their current site and abandon the use, it is intended the site be redeveloped only for a use that has the same level of impact or less. To remove any doubt however, it is intended that Cement Australia be able to continue and if it wants to, expand, their existing operations in the Precinct. The site currently provides a buffer to Yaamba Road through the provision of an expansive vegetated earth mound. Any redevelopment of the site is to retain this buffer to assist in reducing the potential for conflict between incompatible land uses, such as the Parkhurst Gardens residential community across the highway.

The land that forms a spine from Qmag to Cement Australia has direct access to the North Coast Railway Line, offering special opportunities for industry undertakings that can take advantage of this situation. Queensland Rail have substantial land holdings abutting the railway line, providing a great opportunity for direct linkages between land and rail facilities through the development of an intermodal exchange, track laying depots or direct loading facilities. An intermodal exchange facility at the internal railhead would enhance market access to both interregional and interstate markets. The intent of this land is to allow for flexibility to allow the negotiation of special needs for industry, for all or part of this site. Along this spine, any Low or Medium Impact Industry that has a demonstrated need to be located adjacent to the railway line is not to be taken as a use inconsistent with the intent of this precinct.



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New industrial development in this Precinct is recognised to occur, provided consistency with the intent of the Precinct.

PARKHURST INDUSTRIAL AREA

Precinct 1 – Industrial Precinct

Parkhurst Low Impact Industry

Material Change of Use / Building Work

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).

• Bulk Store	Industry Self Assessment Code
• Home Based Business	Home Occupation / Home Based Business Code
• Home Occupation	Home Occupation / Home Based Business Code
• Landscape Supplies	Industry Self Assessment Code
• Low Impact Industry	Industry Self Assessment Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Parkhurst Industrial Area Map and where not an ERA	Sports and Recreation Code
• Warehouse	Industry Self Assessment Code

Code Assessable

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

• Brothel	Prostitution Regulation 2000 Schedule 3; and External Works and Servicing Code; and Landscape Code
• Building work at a Heritage Place	Heritage Place Code
• Building work for a Swimming Pool	Swimming Pool Code
• Bulk Store , when not self assessable development	Industrial Use Code
• Car Park	Industrial Use Code; and Parking and Access Code
• Caretakers Residence	Caretakers Residence Code
• Emergency Services , when not located on flood prone land	Community Use Code
• Landscape Supplies , when not self assessable development	Industrial Use Code
• Low Impact Industry , when not self assessable development	Industrial Use Code
• Restricted Premises	Restricted Premises Code
• Vehicle Depot	Industrial Use Code
• Warehouse , when not self assessable development	Industrial Use 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.	
• Building work for demolition of a Heritage Place.	

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PARKHURST INDUSTRIAL AREA

Precinct 1 – Industrial Precinct

Parkhurst Low Impact Industry

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 an Industrial Area or Precinct that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign. Part A of the Signage Code

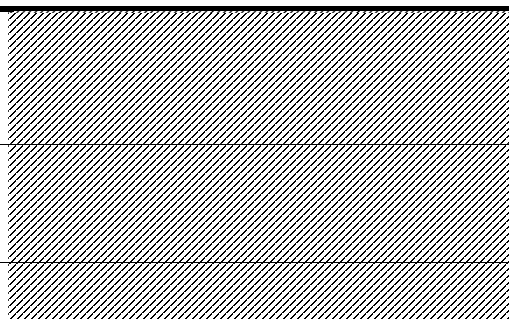
Code Assessable

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 an Industrial Area or Precinct 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 an Industrial Area or Precinct that are 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 or where additional allotments are created, all resulting allotments have an area of 1000m² or more. Reconfiguring a Lot Code

Impact Assessable

- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than 1000m²
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for an Industrial Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



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PARKHURST INDUSTRIAL AREA
Precinct 2 – Industrial Precinct
Parkhurst Medium Impact Industry

Material Change of Use / Building Work

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).

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| <ul style="list-style-type: none"> • Outdoor Sport and Recreation, on land designated as Public Open Space on the Parkhurst Industrial Area Map and where not an ERA | Sports and Recreation Code |
| <ul style="list-style-type: none"> • Vehicle Depot | Industry Self Assessment Code |

Code Assessable

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

- | | |
|--|--|
| <ul style="list-style-type: none"> • Brothel | Prostitution Regulation 2000 Schedule 3; and External Works and Servicing Code; and Landscape Code |
| <ul style="list-style-type: none"> • Building work at a Heritage Place | Heritage Place Code |
| <ul style="list-style-type: none"> • Building work for a Swimming Pool | Swimming Pool Code |
| <ul style="list-style-type: none"> • Caretakers Residence | Caretakers Residence Code |
| <ul style="list-style-type: none"> • Medium Impact Industry | Industrial Use Code |
| <ul style="list-style-type: none"> • Restricted Premises | Restricted Premises Code |
| <ul style="list-style-type: none"> • Transport Terminal | Industrial Use Code |
| <ul style="list-style-type: none"> • Vehicle Depot, when not self assessable development | Industrial Use 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.
- Building work for demolition of a Heritage Place.



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PARKHURST INDUSTRIAL AREA

Precinct 2 – Industrial Precinct

Parkhurst Medium Impact Industry

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 an Industrial Area or Precinct that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign. Part A of the Signage Code

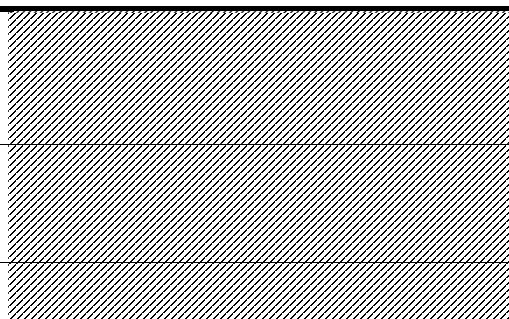
Code Assessable

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 an Industrial Area or Precinct 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 an Industrial Area or Precinct that are 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 or where additional allotments are created, all resulting allotments have an area of 2000m² or more. Reconfiguring a Lot Code

Impact Assessable

- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than 2000m²
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for an Industrial Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



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PARKHURST INDUSTRIAL AREA
Precinct 3 – Industrial Precinct
Parkhurst High Impact Industry

Material Change of Use / Building Work

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).

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| <ul style="list-style-type: none"> • Outdoor Sport and Recreation, on land designated as Public Open Space on the Parkhurst Industrial Area Map and where not an ERA | Sports and Recreation Code |
| <ul style="list-style-type: none"> • Transport Terminal | Industry Self Assessment Code |

Code Assessable

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

- | | |
|---|--|
| <ul style="list-style-type: none"> • Brothel | Prostitution Regulation 2000 Schedule 3; and External Works and Servicing Code; and Landscape Code |
| <ul style="list-style-type: none"> • Building work at a Heritage Place | Heritage Place Code |
| <ul style="list-style-type: none"> • Building work for a Swimming Pool | Swimming Pool Code |
| <ul style="list-style-type: none"> • Caretakers Residence | Caretakers Residence Code |
| <ul style="list-style-type: none"> • High Impact Industry | Industrial Use Code |
| <ul style="list-style-type: none"> • Restricted Premises | Restricted Premises Code |
| <ul style="list-style-type: none"> • Transport Terminal, when not self assessable development | Industrial Use 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.
- Building work for demolition of a Heritage Place.



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PARKHURST INDUSTRIAL AREA

Precinct 3 – Industrial Precinct

Parkhurst High Impact Industry

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 an Industrial Area or Precinct that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign. Part A of the Signage Code

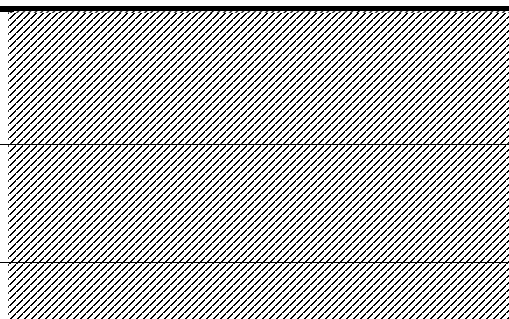
Code Assessable

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 an Industrial Area or Precinct 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 an Industrial Area or Precinct that are 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 or where additional allotments are created, all resulting allotments have an area of 2000m² or more. Reconfiguring a Lot Code

Impact Assessable

- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than 2000m²
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for an Industrial Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



Waterways

Planning Area Boundary

Major Roads

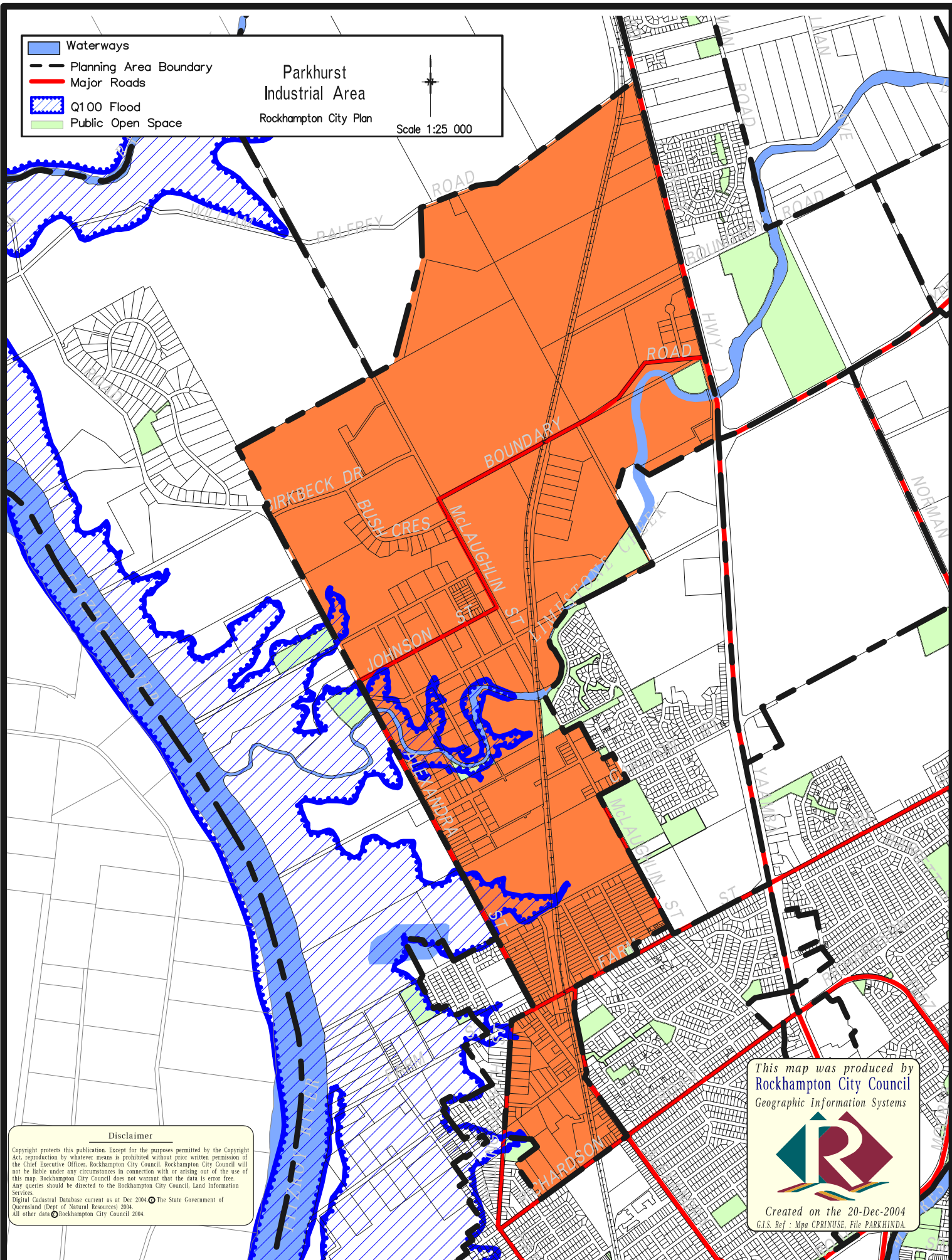
Q100 Flood

Public Open Space

Parkhurst Industrial Area

Rockhampton City Plan

Scale 1:25 000



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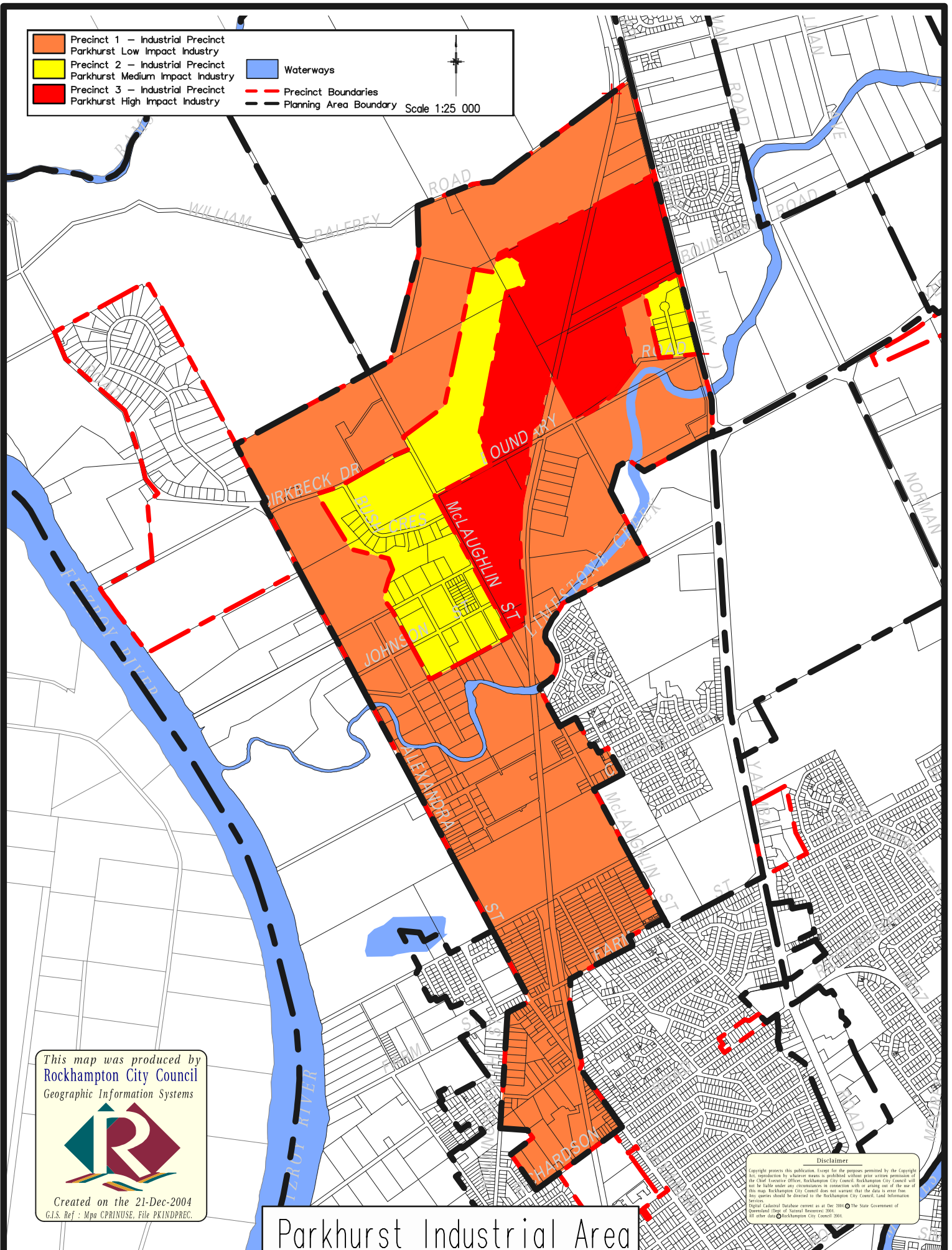
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	Precinct 1 – Industrial Precinct Parkhurst Low Impact Industry		Waterways
	Precinct 2 – Industrial Precinct Parkhurst Medium Impact Industry		Precinct Boundaries
	Precinct 3 – Industrial Precinct Parkhurst High Impact Industry		Planning Area Boundary

Scale 1:25 000



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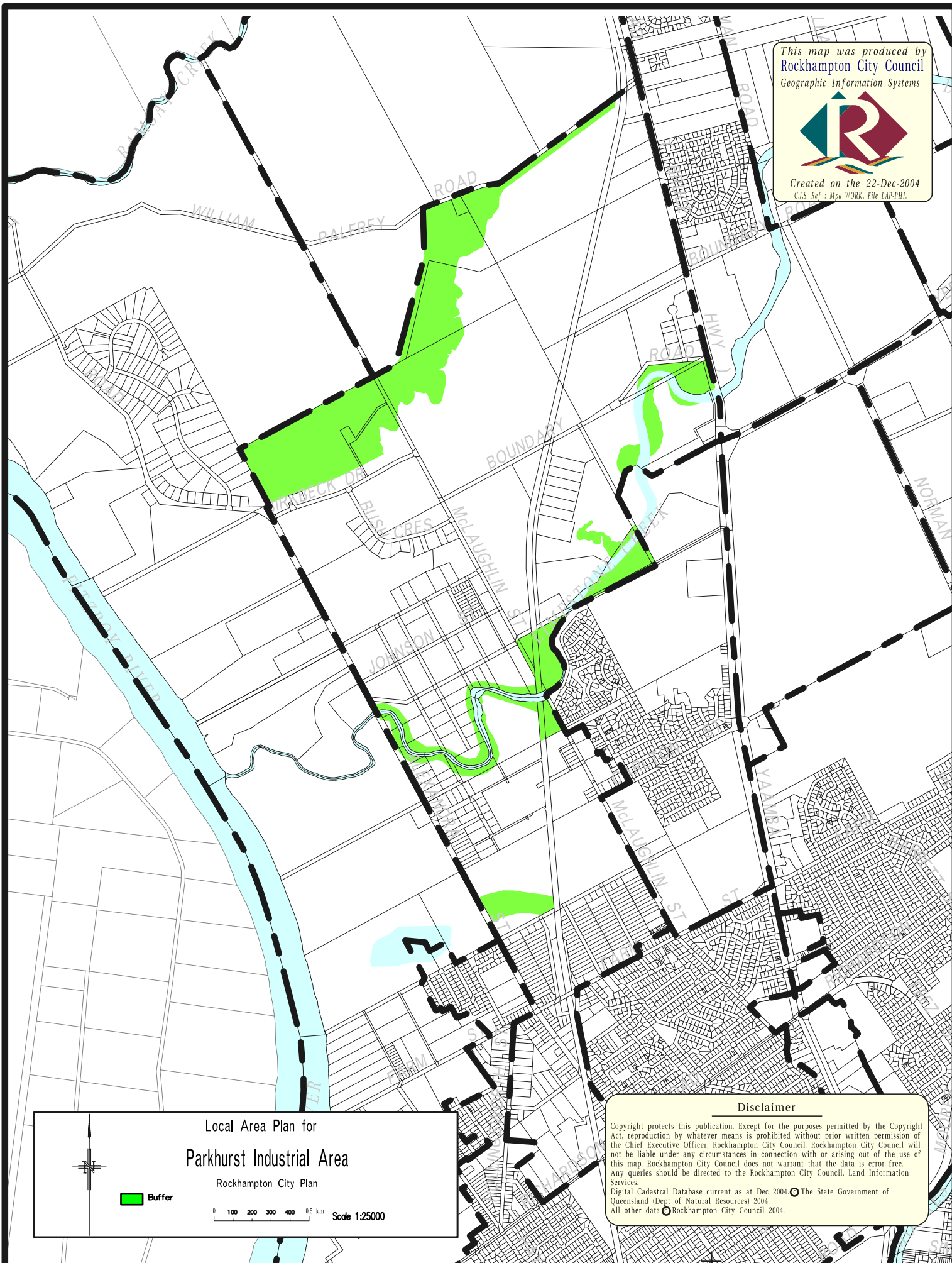
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Parkhurst Industrial Area

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Local Area Plan for Parkhurst Industrial Area

Rockhampton City Plan

 Buffer

0 100 200 300 400 0.5 km Scale 1:25000

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