

SPLITTERS CREEK RESIDENTIAL AREA

Description

The Splitters Creek Residential Area is located in North Rockhampton, west of Moores Creek and Yaamba Roads between the Fitzroy River and existing industrial development at Kawana and Parkhurst. Splitters Creek forms a portion of the western boundary of the Planning Area, in proximity to the Fitzroy River. The Area is dissected in two, in a north-south direction, by the railway line, and the northern portion of the Area is further separated by the Parkhurst Industrial Area. The Area is bound by low-lying rural land to the west, located in the Parkhurst Rural Area; Maloney Street, the Parkhurst Industrial Area, and Farm Street to the North; Yaamba Road, the rear of properties backing onto the Yaamba Road South Commercial Area, and Moores Creek Road to the east; and the Bridge Street Residential Area and the Fitzroy River to the south.

While the Area has a predominantly residential character, the residential amenity of some residential development located in proximity to the Parkhurst Industrial Area is compromised by the existing industrial development at that location. The Area primarily accommodates houses on individual allotments, however, there are also some duplexes dispersed throughout the Area, and apart from the Shalom Retirement Village and the Morrison Park Aged Persons Complex, both located in the north-west corner of the Area, there are few multi-unit dwelling developments.

There are two existing Local Shopping / Neighbourhood Centres located within this Area; one centre is located in Main Street, incorporating properties west of the railway line, and the other centre is located in Richardson Road, incorporating properties west of Yaamba Road. There is also a range of other community facilities and parks located throughout the area. Some existing industrial development located off Richardson Road and Alexandra Street, which is surrounded by residential development and divided in two by the railway line, is also included within this Area.

Some land located along the western boundary of this Planning Area, adjacent to the Parkhurst Rural Area is low lying and designated as "Flood Storage Low Hazard" and "Flood Fringe Low Hazard". The boundary of this Planning Area is dictated by existing property boundaries and the propensity of land within the adjoining Parkhurst Rural Area to be more susceptible to flooding.

Intent

It is intended that the Splitters Creek Residential Area will retain its residential character, which is primarily houses on individual allotments. More intense forms of residential development, such as multi-unit dwelling development is generally inconsistent with the intent for the Area, except for additional unit development on:

- The existing aged care accommodation sites;



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- On land located within Precinct 1, the Mixed-use Precinct which is located centrally in the Area; and
- On other selected sites identified within this Planning Area.

Refer to Precinct 1 (Mixed-use) in this Planning Area for the individual Intent and Assessment Table for this precinct.

Duplex development is a compatible form of residential development throughout the Area, except for land within a radius of 50 metres of the Parkhurst Industrial Area, and along the western boundary of the Area, at locations susceptible to flooding. However, duplex development is only compatible where it does not proliferate, and does not compromise the primary residential character of the Area, which is houses on individual allotments. As and when Duplex development is approved at specific locations, approval of further Duplex development in the near vicinity of that approved development will become less likely. This approach will prevent clustering of Duplexes, which would compromise the primary residential character.

While the majority of residents located within this residential area will enjoy a normal standard of residential amenity, noise from heavy vehicles accessing the Industrial Area will be experienced by residents located on a number of the major access roads throughout this Area. Residents located in proximity to the Parkhurst Industrial Area and the Park Avenue Industrial Area, will also have their residential amenity compromised by virtue of the existence of the industrial development, and a lower standard of residential amenity should, therefore, be anticipated. However, it is not intended that industrial development will expand into this residential area and compromise residential amenity further, particularly given that there is sufficient land available to accommodate further industrial uses in the Parkhurst Industrial Area, and industrial uses detract from the residential amenity and character of an area.

Land located to the west of this Area is contained within the Parkhurst Rural Area, which is unsuitable for more intense residential development, given that it is susceptible to flooding. It is also in close proximity to the Fitzroy River Barrage, which is the City's water supply storage area. Consequently, the expansion of residential development into that Area on the argument that it is a logical expansion of this Area, is not consistent with the intent for either this Planning Area or the Parkhurst Rural Area.

There are two existing convenience shopping precincts located within this Planning Area; one is located on Main Street in the southern half of the Area, and the other is located on Richardson Road in the north-eastern half of the Area. Both are Local Shopping / Neighbourhood Centres in the commercial hierarchy created by this planning scheme. It is intended that the Area will continue to accommodate both convenience shopping precincts, servicing the convenience needs of the surrounding neighbourhoods. However, they will not expand outside their respective boundaries, as identified on the precinct plans. Refer to Precinct 2 (Main Street Local Shopping / Neighbourhood Centre), and Precinct 3 (Richardson Road Local Shopping / Neighbourhood



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Centre) in this Planning Area, for the individual Intent and Assessment Table for each precinct.

There are some commercial uses located throughout this Area, outside the abovementioned identified precincts. The ongoing use of these premises for non-residential uses that provide a convenience need or service to the residents of the local area is recognised and consistent with the intent of this Area. However, extensions to any of these non-residential uses that would constitute a material change in the intensity or scale of the use, beyond what would be reasonably expected or necessary to service the local area, is not consistent with the intent of this Area. Any extension must be consistent with the character of the Area and not adversely affect the amenity of the Area. Any proposal to change the use of one of these premises or any other premises to a new use that by its nature, services more customers from outside the local area than inside it, is a use inconsistent with the intent of this Area. These premises and localities are not intended under any circumstances to develop as rivals or alternatives to the designated Local Shopping / Neighbourhood Centres. Alternatively, any proposal to use these premises for a residential purpose is consistent with the intent of this Area.

It is not intended that additional commercial development be provided throughout this Area, and particularly along Moores Creek Road and Yaamba Road, or expand into this Area from the adjoining Yaamba Road South Commercial Area, given that it is intended that commercial development be consolidated within existing commercial areas located within North Rockhampton. The only exception is an area limited to Lot 1 RP612250, Lots 25 and 26 609356 and Lot 2 RP608823, with Lots 25 and 26 only able to be included if Lot 2 is also included. In this area, it is intended to allow the expansion of the existing motor vehicle showroom on the corner of Alexandra Street and Moores Creek Road or alternatively to allow the area to be redeveloped for the purposes of shops, showrooms or a major shopping outlet provided the total gross floor area of shops in the area described is less than 4000m².

Lot 1 on SP1250008, Lot 25 on LN1970, and Lot 28 on LN2686, located in Park Street near the corner of Alexandra Street, given their proximity to public transport routes and the North Rockhampton Centre Commercial Area, are appropriate for uses that include community, sport and recreation, duplex, multi-unit dwelling development and aged care accommodation. The only new site which may be suitable for commercial development is Lot 81 on LN1911, on the corner of Moores Creek Road and Yaamba Road. The development of this site for commercial purposes will be contingent on the applicant demonstrating that the use will not have a detrimental impact on the amenity of the adjoining residential development and the school, and that access to the site is satisfactory.

There is a range of community uses located throughout the Area, including schools, childcare facilities, and churches, etc. The expansion of existing community / recreation use category uses and the provision of additional community / recreation use category uses will be assessed on their merits. These uses will only be consistent with the intent for the Area where it can be demonstrated that they will not have a detrimental impact on residential



amenity. Amongst other things, community / recreation use category uses will need to demonstrate that:

- Sufficient carparking can be provided on site;
- Buildings will not adversely overshadow or overlook adjacent residential dwellings; and
- The hours of operation of the use or the placement of facilities will not disturb the residential amenity of surrounding residents.

There is a range of open space and recreation facilities provided throughout this Area, including a BMX track, all with varying amounts of infrastructure. These uses and facilities are intended to remain, and where possible and appropriate, enhanced. However, it is not intended that the sports facility located on the corner of Richardson Road and Duffy Street be expanded in the future, given that the site is surrounded by residential development and there is a limited amount of carparking provided to service this facility. An existing sporting complex located along Hollingsworth Street is also unsuitable for expansion, given that there is a lack of carparking to service this facility and there are noise concerns associated with the use. An industrial building located on the front portion of the site, adjacent Hollingsworth Street, may be suitable for conversion to a community / recreation use category use, however, the use is required to not generate noise impacts on surrounding residential housing, and generate a low demand for carparking. Consequently, should either of these uses vacate their respective buildings, then the building's development or redevelopment for low impact community / recreation use category uses or similar low impact uses will be supported.

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 the Fitzroy River and Splitters 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.

PRECINCT 1 – SPECIAL USE PRECINCT **ALEXANDRA STREET MIXED USE**

Description

The Mixed-Use Precinct incorporates land largely developed for industrial purposes located at the juncture of Alexandra Street and Richardson Road, and surrounded on three sides by residential development, as identified on the precinct plan map. The Precinct is also divided in two by the railway line.

Intent

It is intended that a number of options will be made available to land located within this precinct, to facilitate its redevelopment and improvement. The proximity of the precinct to residential development around much of its



perimeter and the location of the railway corridor dividing the precinct almost down the middle demands an approach to future land uses that has those industries with the least impact on residential land uses located around the perimeter with those that have greater impacts located adjacent to the rail corridor. However, given the proximity of the precinct to residential land uses, it is also intended to allow in this precinct non industrial uses to occur as extensions of the surrounding residential area, provided any impacts can be mitigated.

For any industrial development proposed in the precinct, it is intended that only industrial uses that have a low degree of impacts be accommodated, such as Low Impact Industries, Bulk Stores, Vehicle Depots or Warehouses. The exception is however that Medium Impact Industries can be accommodated in the precinct if at locations that are at least 50 metres from the boundary of an allotment used for a residential land use.

Alternatively, for any non-industrial development proposed in the precinct, it is intended that they be uses that have no impact on the amenity of existing residential development currently located around the perimeter of the precinct as well as any existing industrial uses located or approved to be located in the precinct. These uses, subject to demonstrating that any impacts will be mitigated (in respect to impacts from other land uses as well as impacts on other uses) are:

- residential uses, including multi-unit dwelling and aged care accommodation, subject to some buffering and noise attenuation if within 80 metres of the railway line; or
- Community uses such as a church, community hall or school, or
- Sport and recreation uses, including indoor/outdoor sports, gymnasiums, and the like.

However, it is recognised that the intent for this Precinct will take some time to achieve, and that in the near future, the amenity of surrounding residents will continue to be compromised by existing industrial uses, as well as the railway line.

PRECINCT 2 – COMMERCIAL PRECINCT

MAIN STREET LOCAL SHOPPING / NEIGHBOURHOOD CENTRE

Description

The Main Street Local Shopping / Neighbourhood Centre Precinct incorporates selected properties and portions of properties located on either side of Main Street, west of the railway line, as identified on the precinct plan map.

Intent

It is intended that the Main Street Local Shopping / Neighbourhood Centre Precinct will retain a local convenience focus for the residents of the Area, by providing shops and commercial services primarily utilised by the local community. Along with specialty shops and services, the precinct is intended to accommodate small scale offices, the P.A. Liquor Barn and Hotel, cafes and

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restaurants, medical centres, and community uses. These uses are consistent with the intent for the Precinct, subject to the residential amenity not being compromised by the following:

- Noise and odours;
- Traffic generation; and
- The size and scale of the use, having regard to the residential intent for the Area.

The centre will not provide the range of uses available in the major centres in North Rockhampton and the CBD, and will not be expanded outside the precinct boundaries identified. Uses not consistent with the intent of the Precinct include medium to large scale offices and entertainment facilities, (both of which are desirably located in the CBD), service stations and services industry uses, as well as fast food premises.

Mixed-use residential / commercial developments will also be consistent with the intent of this Precinct, where commercial uses are provided at ground floor level and residential development is provided at first / second floor level.

Impacts of commercial development on adjacent residential uses will be required to be addressed by:

- Appropriate separation of land uses, including fencing and landscaping, where considered necessary;
- Appropriate sound mitigation for restaurants or after hours uses; and
- Sound mitigation on refrigeration or air conditioning units, etc.

Council's Carparking Strategy adopted by Council in 2003, revealed an excess of carparking spaces in this Local Shopping / Neighbourhood Centre Precinct. It was estimated that with all vacant premises occupied there would be approximately 60 spare spaces within this Precinct. (This doesn't include the 102 spaces currently existing on the tavern site). Consequently, there are opportunities to allow some additional development to occur in this precinct without the provision of additional carparking spaces on site, subject to the location (i.e proximate to available spaces) and land ownership of such development. Given that there are opportunities in this centre to provide carparking or streetscape improvements in the road reserve, where Council agree to a lesser number of carparking spaces being provided on site, a monetary contribution will be payable to Council or works undertaken to the equivalent value, in accordance with the Carparking Contributions Policy. The recommended carparking rate for this centre is 4.0 spaces per 100m² GFA, as specified in the Parking and Access Code.

PRECINCT 3 – COMMERCIAL PRECINCT

RICHARDSON ROAD LOCAL SHOPPING / NEIGHBOURHOOD CENTRE

Description

The Richardson Road Local Shopping / Neighbourhood Centre Precinct incorporates selected properties located on the northern side of Richardson Road, west of Yaamba Road, as identified on the precinct plan map.



Intent

It is intended that the Richardson Road Local Shopping / Neighbourhood Centre Precinct will retain a local convenience focus for the residents of the Area, by providing shops and commercial services primarily utilised by the local community. Along with specialty shops and services, the precinct is intended to accommodate small scale offices, cafes and restaurants, medical centres, and community uses. These uses are consistent with the intent for the Precinct, subject to the residential amenity not being compromised by the following:

- Noise and odours;
- Traffic generation; and
- The size and scale of the use, having regard to the residential intent for the Area.

The centre will not provide the range of uses available in the major centres in North Rockhampton and the CBD, and will not be expanded outside the precinct boundaries identified. Uses not consistent with the intent of the Precinct include medium to large scale offices and entertainment facilities, (both of which are desirably located in the CBD), service stations and services industry uses, as well as fast food premises.

This site was not surveyed in the preparation of the Carparking Strategy in 2003, consequently, there is no documented evidence as to the adequacy or otherwise of existing carparking on site. However, based on survey results from other local shopping / neighbourhood centres, a rate of 4 spaces per 100m² GFA will apply, as specified in the Parking and Access Code.

However, given the location of the centre, it is not practical or desirable to provide additional carparking in the road reserve. Consequently, Council will only grant a carparking relaxation if it can be demonstrated that there is surplus carparking available on site. Council will not grant carparking relaxations on the basis of a monetary contribution being paid to Council for the shortfall, given that additional carparking or improvements cannot be undertaken in the road reserve outside the centre.



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SPLITTERS CREEK RESIDENTIAL AREA

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).

• Home Occupation	Home Occupation / Home Based Business Code
• House	House Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Splitters Creek Residential Area Map and where not an ERA	Sports and Recreation Code
• Special Needs Accommodation Building	House 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
• Caretakers Residence	Caretakers Residence Code
• Duplex ; except when on Flood Prone Land or within 50 metres ¹ of the Parkhurst Industrial Area	Multi Unit Dwelling, Accommodation Building and Duplex Code
• Home Based Business	Home Occupation / Home Based Business Code
• House , when not self assessable development	House Code
• Small Lot House	Residential - Small Lot 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.	



¹ Measured as the crow flies

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SPLITTERS CREEK 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

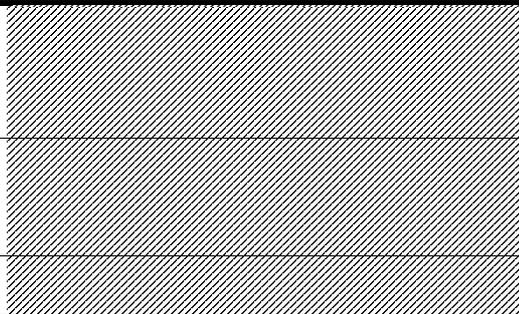
- **Reconfiguring a Lot**, where no additional allotments are created or where additional allotments are created, all resulting allotments have an area of 600m² or more. Reconfiguring a Lot Code

Impact Assessable

- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than 600m²

- **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.



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SPLITTERS CREEK RESIDENTIAL AREA
Precinct 1 – Special Use Precinct
Alexandra Street Mixed Use Development

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), and when only involving minor building works.

• Bulk Store	Industry Self Assessment Code
• Market , on road reserve or land designated as Public Open Space on the Splitters Creek Residential Area Map	Market Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Splitters Creek Residential Area Map and where not an ERA	Sports and Recreation Code
• Vehicle Depot	Industry Self Assessment 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.

• 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
• Caretakers Residence , on land designated as Public Open Space on the Splitters Creek Residential Area Map	Caretakers Residence Code
• Child Care Centre	Child Care Code
• Community Facility	Community Use Code
• Indoor Sport and Recreation	Sports and Recreation Code
• Low Impact Industry	Industrial Use Code
• Place of Public Worship	Community Use Code
• Vehicle Depot ; when not self assessable development	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.	[Hatched Area]
• Building work for demolition of a Heritage Place.	

CHAPTER 4
SPLITTERS CREEK RESIDENTIAL AREA



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SPLITTERS CREEK RESIDENTIAL AREA
Precinct 1 – Special Use Precinct
Alexandra Street Mixed Use Development

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 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 a Residential 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 a Residential Area or Precinct 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

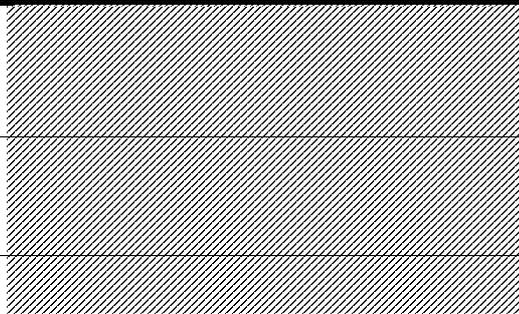
- **Operational work for excavation or filling** Filling or Excavation Code; and Steep or Unstable Land Code

- **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 or where additional allotments are created, all resulting allotments have an area of 600m² 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 600m²
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



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SPLITTERS CREEK RESIDENTIAL AREA
Precinct 2 – Commercial Precinct
Main Street Local Shopping / Neighbourhood Centre

Material Change of Use / Building Work

Development Type	Primary Code(s)
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CHAPTER 4
SPLITTERS CREEK RESIDENTIAL AREA



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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), **and** when only involving minor building works.

<ul style="list-style-type: none"> • Commercial Premises (where, if the development is for office activities as described in the definition of Commercial Premises, each Tenancy of the proposed use, including associated existing use if the proposed use is an extension of an existing use, occupies a total Gross Floor Area within the building or buildings on the site of no more than 100m²) 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Community Facility 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Emergency Services 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Home Occupation 	Home Occupation / Home Based Business Code
<ul style="list-style-type: none"> • Market, on road reserve or land designated as Public Open Space on the Splitters Creek Residential Area Map 	Market Code
<ul style="list-style-type: none"> • Restaurant, when not including a drive-through facility 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Shop 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Take-away Food Store 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Veterinary Clinic 	Commercial Centres Self Assessable 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"> • 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"> • Car Park 	Activity Centres Code and Parking and Access Code
<ul style="list-style-type: none"> • Caretakers Residence, when not at ground level or when on land designated as Public Open Space on the Splitters Creek Residential Area Map 	Caretakers Residence Code
<ul style="list-style-type: none"> • Commercial Premises (where, if the development is for office activities as described in the definition of Commercial Premises, each Tenancy of the proposed use, including associated existing use if the proposed use is an extension of an existing use, occupies a total Gross Floor Area within the building or buildings on the site of no more than 100m², when not self assessable development. 	Activity Centres Code
<ul style="list-style-type: none"> • Community Facility, when not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Duplex, when not at ground level 	Multi Unit Dwelling, Accommodation Building and Duplex Code and Activity Centres Code
<ul style="list-style-type: none"> • Emergency Services, when not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Home Based Business 	Home Occupation / Home Based Business Code
<ul style="list-style-type: none"> • House, when not at ground level 	House Code
<ul style="list-style-type: none"> • Multi Unit Dwelling, when not at ground level 	Multi Unit Dwelling, Accommodation Building and Duplex Code and Activity Centres Code
<ul style="list-style-type: none"> • Restaurant, when not including a drive-through facility and not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Shop, when not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Small Lot House, when not at ground level 	Residential – Small Lot Code and Activity Centres Code
<ul style="list-style-type: none"> • Take-away Food Store, when not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Veterinary Clinic, when not self assessable development 	Activity Centres Code

Impact Assessable

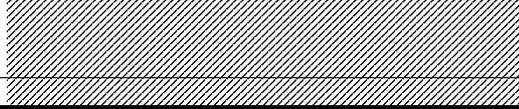
- **Any other Material Change of Use and associated**



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Building Work for what is not otherwise stated as Exempt, Self Assessable or Code Assessable Development.

- Building work for demolition of a Heritage Place.



SPLITTERS CREEK RESIDENTIAL AREA
Precinct 2 – Commercial Precinct
Main Street Local Shopping / Neighbourhood Centre

Operational Work / Reconfiguring a Lot	
Development Type	Primary Code(s)

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 Commercial 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

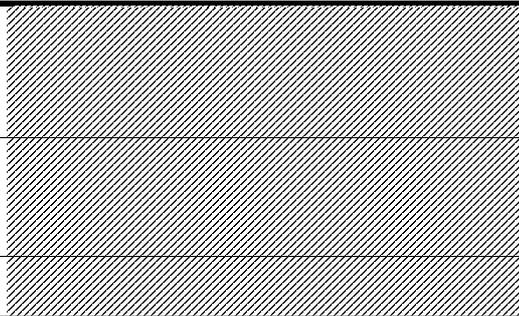
For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.

- **Advertising Sign**, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Commercial 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 a Commercial 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 600m² 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 600m²
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Commercial Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

SPLITTERS CREEK RESIDENTIAL AREA
Precinct 3 – Commercial Precinct
Richardson Road Local Shopping / Neighbourhood Centre

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), **and** when only involving minor building works.

<ul style="list-style-type: none"> • Commercial Premises (where, if the development is for office activities as described in the definition of Commercial Premises, each Tenancy of the proposed use, including associated existing use if the proposed use is an extension of an existing use, occupies a total Gross Floor Area within the building or buildings on the site of no more than 100m²) 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Community Facility 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Emergency Services 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Market, on road reserve or land designated as Public Open Space on the Splitters Creek Residential Area Map 	Market Code
<ul style="list-style-type: none"> • Restaurant, when not including a drive-through facility 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Shop 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Take-away Food Store 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Veterinary Clinic 	Commercial Centres Self Assessable Code

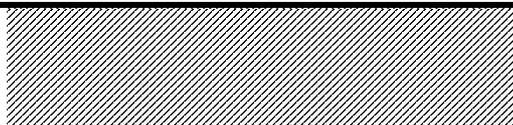
Code Assessable

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"> • 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"> • Car Park 	Activity Centres Code and Parking and Access Code
<ul style="list-style-type: none"> • Caretakers Residence, when not on ground level or when on land designated as Public Open Space on the Splitters Creek Residential Area Map 	Caretakers Residence Code
<ul style="list-style-type: none"> • Commercial Premises, (where, if the development is for office activities as described in the definition of Commercial Premises, each Tenancy of the proposed use, including associated existing use if the proposed use is an extension of an existing use, occupies a total Gross Floor Area within the building or buildings on the site of no more than 100m²), when not self assessable development. 	Activity Centres Code
<ul style="list-style-type: none"> • Community Facility, when not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Duplex, when not at ground level 	Multi Unit Dwelling, Accommodation Building and Duplex Code and Activity Centres Code
<ul style="list-style-type: none"> • Emergency Services, when not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Home Based Business 	Home Occupation / Home Based Business Code
<ul style="list-style-type: none"> • House, when not at ground level 	House Code
<ul style="list-style-type: none"> • Multi Unit Dwelling, when not at ground level 	Multi Unit Dwelling, Accommodation Building and Duplex Code and Activity Centres Code
<ul style="list-style-type: none"> • Restaurant, when not including a drive-through facility and not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Shop, when not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Small Lot House, when not at ground level 	Residential – Small Lot Code and Activity Centres Code
<ul style="list-style-type: none"> • Take-away Food Store, when not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Veterinary Clinic, when not self assessable development 	Activity Centres 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**



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

Development.

- **Building work for demolition of a Heritage Place.**
-



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

SPLITTERS CREEK RESIDENTIAL AREA
Precinct 3 – Commercial Precinct
Richardson Road Local Shopping / Neighbourhood Centre

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

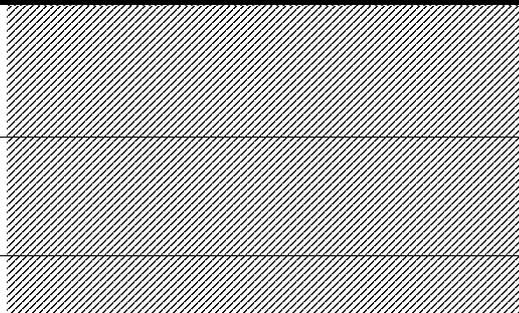
Code Assessable

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 a Commercial 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 a Commercial 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 600m² or more. Reconfiguring a Lot Code

Impact Assessable

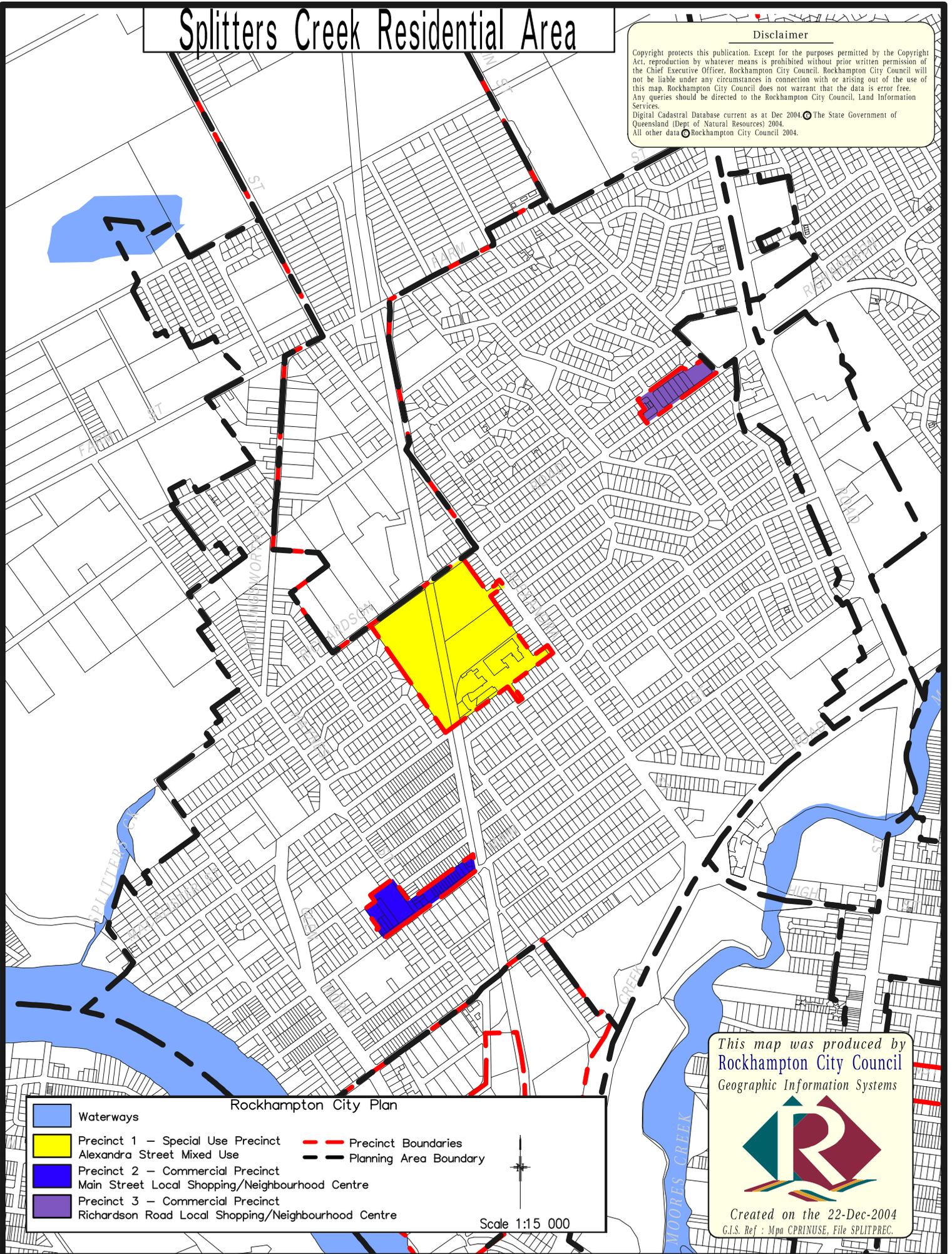
- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than 600m²
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Commercial Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



Splitters Creek Residential Area

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Rockhampton City Plan

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|  Waterways |  Precinct Boundaries |
|  Precinct 1 – Special Use Precinct
Alexandra Street Mixed Use |  Planning Area Boundary |
|  Precinct 2 – Commercial Precinct
Main Street Local Shopping/Neighbourhood Centre | |
|  Precinct 3 – Commercial Precinct
Richardson Road Local Shopping/Neighbourhood Centre | |

Scale 1:15 000

This map was produced by
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Created on the 22-Dec-2004
 G.I.S. Ref : Mpa CPRINUSE, File SPLITPREC.