

YAAMBA ROAD SOUTH COMMERCIAL AREA

Description

The Yaamba Road South Commercial Area is a linear commercial strip of development located along Yaamba Road, in North Rockhampton. It extends north from the intersection of Moores Creek Road and Yaamba Road, to the intersection of Yaamba Road and Weaver Street. It is bound by Moores Creek Road and Moores Creek to the south; the Splitters Creek Residential Area to the east; Weaver Street to the north; and the Richardson Road Residential Area to the east. Allotments located on the eastern side of Yaamba Road are generally large land holdings, although approximately only two thirds of the individual allotments are included in this Planning Area. The rear one third of the allotments have been included in the adjoining Richardson Road Residential Area. Whilst on the western side of Yaamba Road there are a variety of allotment sizes, with many of only a standard residential size.

There are a range of uses located in this Area, including shops, showrooms such as Bunnings, Harvey Norman, Spotlight, and Lawrences Holden, bulk stores, service stations, a caravan / cabin park, motels, residential development and a school. It also includes the former Red Hill Quarry site located on the corner of Yaamba Road and Richardson Road, which is undeveloped. The type and range of uses located in this Area ensures that the Area serves a wide catchment.

Intent

It is intended that the Yaamba Road South Commercial Area, a designated Highway Business Centre in the hierarchy of centres in Rockhampton, including the Red Hill Quarry site, incorporate destination activities that act as a frame for the North Rockhampton Centre Commercial Area, by primarily accommodating a range of showrooms. However, other uses also consistent with the intent for the Area include:

- Shops, each up to 250m² GFA in certain instances;
- Take-away food stores;
- Service stations;
- Car wash;
- Restaurant with a drive-through facility or attached to an Accommodation building;
- Vet clinic;
- Recreation uses; and
- Accommodation buildings in the form of motels.

The setting aside of this Area primarily for showrooms is to avoid proposals for showrooms in other parts of the City, outside of designated centres as has occurred in the past, particularly on greenfield sites with frontage to arterial roads. The front portion (approximately two thirds) of the former Red Hill Quarry site, known as part of Lot 12 on RP860003, is considered particularly suitable for showrooms, given its location and size. It is intended that in the order of



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20,000m² Gross Lettable Area will be constructed on the site and used predominantly for the purposes of showrooms. Should other large allotments located on the eastern side of Yaamba Road become available in the future, then they will also be suitable sites for the construction of showrooms.

Other traditional retail uses (shops) may also be consistent with the intent for the Area, however, shops will be limited in size to 250m² GFA each and will not include traditional forms of retailing such as supermarkets, department stores including discount department stores, variety stores including discount variety stores, direct factory outlets, specialty stores, and the like that compromise the intended function of higher order centres, such as the Central Business District Commercial Area and the North Rockhampton Centre Commercial Area. Consequently, this centre will not incorporate uses or expand to a scale that changes its position in the hierarchy of centres for the City.

The scale, form, and design of large development is to be reflective of the character of Rockhampton, avoiding the use of large blank walls, which provide no visual relief, and the provision of landscaping treatment to enhance the appearance of development and to provide shade in the carparking area. The design of all large buildings shall have regard to elements such as the use of colour, texture, building envelope, openings, and features so that the built form of the structure does not dominate the Area.

It is not intended that the Area accommodate a full range of commercial uses either. For example, it is not intended that the Area accommodate office activities, including government services, which are desirably located within the Central Business District. Lastly, it is not intended that this Area accommodate entertainment uses such as nightclubs and cinemas. Again, both types of entertainment uses are appropriately located in higher order centres.

The linear nature of this commercial area means that the interface with adjoining residential areas is extended over a long distance, consequently, new development or the expansion of existing development will be required to implement measures to reduce this impact. On the eastern side of Yaamba Road a number of allotments traverse two (2) Planning Areas, however, it is not intended that commercial uses in this Area extend to any significant degree into the Richardson Road Residential Area. A suitable buffer will be required along this boundary to ensure that the amenity of residents in the Residential Area is not compromised by development in the Yaamba Road South Commercial Area. This boundary, however, where it traverses an allotment is not fixed and will be determined by the development proposed. On the western side of Yaamba Road a number of allotments back onto residential properties in the Splitters Creek Residential Area, therefore, to protect the residential amenity of all adjoining residents, measures to reduce the impact, depending on the circumstances, may include:

- Landscaped buffers and/or acoustic fencing;
- Appropriate location of access and egress to sites, as well as adequate manoeuvring areas, away from neighbouring properties;
- The provision of adequate carparking on site;
- Restricted hours of operation; and
- A reduced height in proximity to residential boundaries.



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It is expected that new development in this highway business centre will provide all carparking on site, as specified in the Parking and Access Code, given that it is not desirable to promote carparking in the road reserve on this major arterial traffic route. Accordingly, sites should not be developed on the assumption that Council will support a relaxation of the carparking requirement, subject to a monetary contribution or otherwise.



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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.

<ul style="list-style-type: none"> • Outdoor Sport and Recreation, on land designated as Public Open Space on the Yaamba Road South Commercial Area Map and where not an ERA 	Sports and Recreation Code
<ul style="list-style-type: none"> • Shop, (where 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 250m²) 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Showroom 	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"> • Caretakers Residence, on land designated as Public Open Space on the Yaamba Road South Commercial Area Map 	Caretakers Residence Code
<ul style="list-style-type: none"> • Car Park 	Activity Centres Code; and Parking and Access Code
<ul style="list-style-type: none"> • Car Wash 	Activity Centres Code
<ul style="list-style-type: none"> • Emergency Services 	Activity Centres Code
<ul style="list-style-type: none"> • Indoor Sport and Recreation 	Sports and Recreation Code; and Activity Centres Code
<ul style="list-style-type: none"> • Restaurant, when including a drive-through facility 	Activity Centres Code
<ul style="list-style-type: none"> • Service Station 	Service Station Code
<ul style="list-style-type: none"> • Shop, (where 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 250m²) where not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Showroom; when not self assessable development 	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

<ul style="list-style-type: none"> • 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]
<ul style="list-style-type: none"> • Building work for demolition of a Heritage 	



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Place.

CHAPTER 4
YAAMBA ROAD SOUTH COMMERCIAL AREA



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YAAMBA ROAD SOUTH COMMERCIAL 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 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

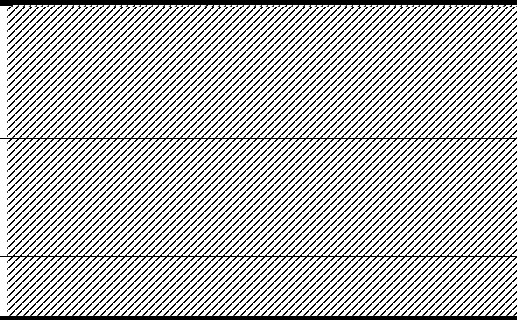
Code Assessable

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 1000m² or more. Reconfiguring a Lot Code

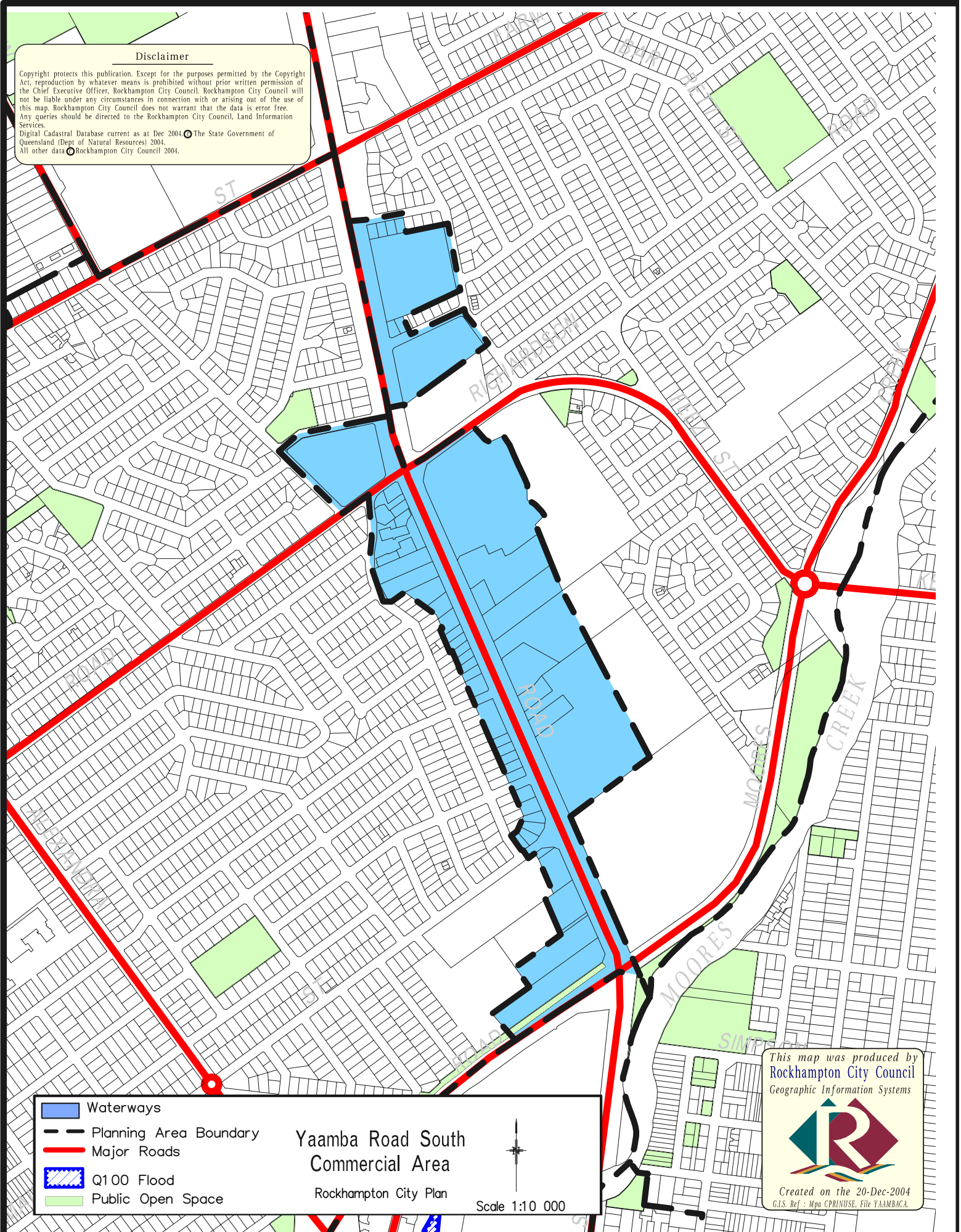
Impact Assessable






- **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 a Commercial Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



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-  Waterways
-  Planning Area Boundary
-  Major Roads
-  Q100 Flood
-  Public Open Space

**Yaamba Road South
Commercial Area**

Rockhampton City Plan

Scale 1:10 000

This map was produced by
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