

## **CENTRAL BUSINESS DISTRICT COMMERCIAL AREA**

### **Description**

The Central Business District Commercial Area, which is commonly referred to as the CBD, is located in South Rockhampton adjacent to the Fitzroy River. It is bound by the Fitzroy River to the east; Cambridge and Archer Street to the north; the South Rockhampton Highway Commercial Area to the west; and Derby Street to the south.

This Area contains much of the region's business and administrative functions and services, as well as entertainment, educational, cultural, and retail services for the City and region. It also contains much of Rockhampton's unique heritage, particularly adjacent to the Fitzroy River in Quay Street. Quay Street is amongst the State's finest colonial streets, demonstrated by the listing of the "Quay Street Streetscape" on the register of the National Estate.

In recent decades most of Rockhampton's growth has occurred in North Rockhampton, due to the lack of available land for expansion on the south side of the City. As the growth has occurred further north, so has accompanying retail facilities, which has placed pressure on retail activity in this Area. In addition, the CBD covers a large area, consequently, business activity, rather than being concentrated in a small, walkable area, is spread over a wide area, amongst a range of residential and industrial uses.

There is currently a range of uses in this Area, including commercial, residential, community / recreation and industry use category uses. Consequently, this centre has the most comprehensive range of uses compared to all other centres in Rockhampton.

### **Intent**

It is intended that the Central Business District Commercial Area (CBD) will function as the highest order centre for the region in terms of its commercial, administrative, community, cultural, entertainment, recreational and service activities for the City and the surrounding region. The Rockhampton CBD will also continue to be the primary centre for professional services, head or regional offices, judicial, and administrative or service delivery headquarters for the region. Retail, tourism, and restaurant / café uses are also encouraged in the CBD, as are residential and educational uses, given that a diversity of uses which attract and inject people and vitality into the Area during business hours and after hours is encouraged. To this end, a range of residential uses for both permanent residents and tourists is consistent with the intent of this Area.

As described above, the CBD is a large Area catering to a wide variety of uses, therefore, to ensure that compatible uses are located in proximity to one another, and to provide certainty in terms of the types of uses consistent with the intent of the Area in particular locations, the Central Business District Commercial Area has been divided into three precincts, as follows:



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- The 'Retail Core' precinct;
- The 'Business Services' precinct; and
- The 'City Frame' precinct.

The division of the Central Business District Commercial Area into these three precincts provides more detailed guidance and certainty as to the expected development in this Area. Existing lawfully operating uses have existing use rights to continue to operate under existing conditions however, new or expanding uses representing a Material Change of Use as defined in the *Integrated Planning Act 1997* will be subject to the requirements applicable under this Planning Scheme.

The Central Business District Commercial Area is intended to retain an important retail role for South Rockhampton and the Central Queensland Region, particularly in the 'Retail Core' precinct. Whilst retail uses will not be limited to this Precinct, this is where the majority of retail development should be located in the future. Retail uses in this Area will include niche, destination and weekly shopping uses. City Centre Plaza which is located within this Area but outside of the 'Retail Core', is an essential part of the CBD, and incorporates higher order retail activities.

An important part of the City's character is contained in the heritage buildings and older buildings located throughout the Central Business District Commercial Area. Accordingly, new proposals in this Area will be required to retain buildings / places of heritage value and where appropriate reflect their character in the built environment. The reuse of heritage buildings will be encouraged, and relaxations such as car parking relaxations, will be considered where the reuse of a heritage building is proposed. Such relaxations may relieve an applicant not merely from all or part of the requirement to provide physical car parking spaces, but also some or all of any obligation which could otherwise be imposed to pay a contribution in lieu of providing physical spaces. While heritage of State significance is listed on the Queensland Heritage Register, heritage of importance to the City and region will be considered when applications are assessed. Over time, heritage of importance to the City will be added to the Heritage Register in this Planning Scheme, in accordance with the applicable Planning Scheme Policy.

Carparking surveys undertaken in 2003 generally identified an excess number of carparking spaces in this Area. As a result, a number of uses, particularly commercial uses, will require a lesser number of carparking spaces to be provided on the site, as compared to commercial development located outside this Area. The requirement to provide a lesser amount of carparking on some sites in this Area is also a result of:

- The concentration of public transport in this Area;
- An increased number of uses operating at different hours;
- Single visits to multiple uses; and
- The intention to encourage development in this Area.



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Motels or serviced apartments located in the heart of this Area and in close walking distance to shops and other entertainment facilities, more specifically those located within the *Central Business District Retail Core Commercial Precinct* and within 200m of the Bolsover Street / William Street intersection and the Bolsover Street / Denham Street intersection (as compared to major thoroughfares such as Fitzroy and Albert Streets that largely attract visitors passing through Rockhampton overnight), may also be able to demonstrate a need for a lesser number of carparking spaces on the site than that specified in the Parking and Access Code. This will be subject to a report prepared by a suitably qualified professional who will base the request on up-to-date information and surveys. Except in relation to incentive relaxations for heritage premises (see above), any relaxation granted will be subject to the provisions of the Carparking Contributions Policy, and a contribution may be sought in respect of the difference between a reduced number of spaces required on the site and the total number of spaces which would have been required under the Parking and Access Code.

Another important feature of the Central Business District's character is the Fitzroy River. The River and its banks are an important feature and recreational asset of the City, which has potential for greater use and focus for the Rockhampton City community in the future. It is intended that the riverbank be used for a variety of recreational and entertainment pursuits, by all residents, workers and visitors alike. Where opportunities exist, walkway / pathway linkages will be extended to provide a linear trail along the Fitzroy River.

### **Precinct 1 – Commercial Precinct**

#### **CENTRAL BUSINESS DISTRICT RETAIL CORE**

##### ***Description***

The Central Business District Retail Core Precinct incorporates land primarily developed for retail, office / administrative, and entertainment / restaurant / café purposes, but also for educational and judicial purposes. The Central Queensland University has a significant presence in this Precinct and the University's continued presence is encouraged. The Precinct is bound by the Fitzroy River, Bolsover, Derby and Fitzroy Streets. This Precinct also contains a concentration of Rockhampton's heritage buildings, and there are some carparking facilities provided in this Precinct.

##### ***Intent***

It is intended that the Central Business District Retail Core Precinct remain as the primary retail area of the Central Business District Commercial Area. It is intended that this Precinct be the most active, pedestrian focussed Precinct of the Central Business District Commercial Area. To this end, active uses which generate activity, particularly at ground floor level such as shops, restaurants, and cafes are encouraged within this Precinct. East Street is the traditional retail core of Rockhampton; consequently, the highest concentration of retail use must be focussed at ground floor level along East Street. However, other uses that attract people which generate this activity, such as offices / administrative uses, educational establishments, and residential uses for both



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permanent residents and tourists, are also appropriate within this precinct, particularly where they are located above ground floor level.

An important part and one of the main attractions of this precinct is its frontage to the Fitzroy River. The development and/or reuse of buildings along Quay Street should respond to this context by providing uses that attract people to the precinct, such as cafes and restaurants. Eating establishments, including restaurants, cafes, and takeaways are encouraged to locate in clusters in this precinct of the CBD, rather than in isolated locations throughout the Area. Quay Street is one preferred location, as is two further locations where they are already concentrated, namely East Street between Denham and William Street, and William Street between Quay and Denison Street. Given the concentration of existing eateries along William Street (between Quay and Denison Street), this portion of William Street will be known and referred to as "Eat Street", and, in the future, is likely to be the focus of urban improvements that enable it to better achieve this end, such as the widening of sections of footpath to allow for outdoor dining.

There are also a number of hotels and nightclubs located throughout this Precinct and it is intended that these facilities remain and that additional facilities be provided in this Precinct, in preference to other Precincts within this Area. Consequently, to ensure the compatibility of new residential development with existing and future entertainment uses, applicants will need to demonstrate that buildings are appropriately designed and constructed to eliminate any undesirable impacts from non-residential activities. This will, therefore, include the use of materials to sound proof buildings. While some premises operate until 5am at present, operating to this hour will be monitored annually to assess their associated impacts on the Precinct, and if demonstrated to be causing concern or problems may have their operating hours reduced through the liquor licensing process.

There are already some carparking facilities located in this Precinct, including a public carpark adjacent the River, and also in William Street, as well as a privately owned multi-storey facility in Bolsover Street. Additional facilities of this type will be consistent with the intent for this Precinct.

The Heritage and character of this Precinct is an important part of the history and sense of place for the CBD, Rockhampton City, and the Central Queensland region. Accordingly, development proposals will be required to retain heritage buildings and places, and ensure any new development (regardless of its location) does not devalue and undermine the heritage significance of this Precinct. Building facades not formally protected as a heritage place, but that clearly contribute to the character of the streetscape, will also be required to be protected from removal or other damage and are to be incorporated into any redevelopment of the site. The scale, design, and history associated with the non-heritage buildings is an important part of this Precinct and the whole of the Area. Development involving new building work will be consistent with the existing qualities of this Precinct and Area as required in the Activity Centre and City Centre Codes.



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The built form outcomes intended for Precinct 1 – Commercial Precinct, Central Business District Retail Core are outlined in the City Centre Code and are described as follows:

- Quay Street will remain as a Heritage Street, and heights of buildings and structures will be limited to reflect the existing streetscape. All proposals in this street will be required to have regard to the heritage and character values of the street;
- East Street, the major retail street is limited to the height specified on the Height Limitation Map (Map 3), with buildings on the northern side of the street limited in height to ensure that the buildings do not dominate the Quay Street streetscape. On both sides of East Street, building height above podium level will be required to be setback to retain the consistent podium currently in place. A demolition control will apply for this podium level 6 metres from the property boundary;
- The remainder of this Precinct will accommodate taller buildings, in accordance with the Height Limitation Map (Map 3), and various streetscapes will be required to include a podium or awnings.

Uses particularly inconsistent with the intent for this Precinct are industrial uses. New industrial uses are not supported in this precinct, given that they would detract from the commercial and residential amenity sought for this Precinct. Also, more suitable locations are available in other parts of the City for industrial uses.

### **Precinct 2 – Commercial Precinct**

#### **CENTRAL BUSINESS DISTRICT BUSINESS SERVICES**

#### ***Description***

The Central Business District Business Services Precinct incorporates land developed for a range of uses, primarily including a shopping centre (City centre Plaza), shops, offices / administration (including the administration offices of Rockhampton Regional Council), educational, industrial, and some residential uses. The Precinct is bound by the Fitzroy River, Cambridge, Alma and Archer Streets, Alma Lane, and William, Derby, Bolsover and Fitzroy Streets, and is located between the 'Retail Core' and the 'City Frame' Precincts.

#### ***Intent***

It is intended that the Central Business District Business Services Precinct will develop as the primary office / administration area of the Central Business District Commercial Area, and of Rockhampton and the region, particularly accommodating medium and large scale commercial premises (office activities) defined developments. It is also intended that this Precinct will contain a range of accommodation types, particularly for tourists, but also for permanent residents, educational uses, and limited low impact industrial development.

It is not intended that this Precinct develop with higher order retail uses, such as department stores, discount department stores, variety stores, discount variety



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stores, direct factory outlets, supermarkets, and specialist retailing, except at or in the close vicinity of the City Centre Plaza located on Lot 1 RP620617. However, expansion of this facility will only occur within the confines of the current allotment, unless it extends towards Precinct 1. Otherwise, higher order retail uses will be accommodated in the Central Business District Retail Core. The only shops intended in this Precinct are those that service the convenience needs of tourists, residents, and the employees who live or work in this Precinct. Large scale showrooms, not easily accommodated in the Retail Core Precinct, may be appropriate within this Precinct, depending on their location, size, and impact on the achievement of the overall intent for this Area. Fitzroy Street is one location where new commercial uses in the form of showrooms will be consistent with the intent for the Precinct. In addition, these proposals will be assessed to ensure that impacts on residential uses are mitigated.

Whilst accommodation for both tourists and permanent residents is encouraged in this Precinct, it should be part of a mixed-use development, where convenience retail uses such as a newsagency, chemist, bakery, etc. are provided at ground floor level, along with takeaway food stores, restaurants, and/or cafés. However, it is not intended that entertainment uses such as nightclubs be provided in this Precinct. It is intended that these facilities be contained within the Central Business District Retail Core, where the majority of nightclubs are currently congregated. The congregation of night clubs in the one precinct is desirable from a crime prevention point of view. Other entertainment use will be considered on their merits. For example, a cinema complex will be consistent with the intent for this Precinct.

There are currently some tertiary educational facilities located in this Precinct. The provision of additional facilities or the expansion of existing facilities is consistent with the intent for this Precinct, along with accommodation facilities to house both students and staff alike. However, only a limited range of supporting uses and activities are appropriate on-site. It is intended that in the Central Business District Commercial Area students utilise existing commercial / retail / entertainment uses and activities already provided in this and surrounding Precincts. Some parking facilities for both students and staff must also be provided unless utilising a heritage listed building.

Some industrial uses are currently located in this precinct, with some having existed in this Precinct for a number of years. The expansion of existing industrial uses will be consistent with the intent for the Precinct, where they can demonstrate that they are able to manage their impacts such that an acceptable environment is maintained for city workers and residents, including both permanent and temporary residents. However, no new industries will be supported in this Precinct, as this would detract from the commercial and residential amenity sought for this locality. More suitable locations are available in other parts of the City for industrial uses. This different treatment of existing and new industries is acknowledged and simply recognises the capital investment existing industries have made in a site and provides them with some growth opportunities where they are presently located until such time that they decide to relocate outside of the Precinct and Area.



There is currently one public carpark located in this Precinct, adjacent to the Fitzroy River. Additional facilities of this type, including multi-storey facilities will also be consistent with the intent for this Precinct.

The height limit for new buildings in this Precinct will be as shown on the Height Limitation Map (Map 3). Some parts of this Precinct will be required to include podia or awning treatments with new development, as outlined in the City Centre Code.

### **Precinct 3 – Mixed Use Precinct**

#### **CENTRAL BUSINESS DISTRICT CITY FRAME**

#### **Description**

The Central Business District (CBD) City Frame Precinct incorporates a variety of land uses in separate pockets that have generally created two (2) separate sub-precincts of development. The Denison and Kent Street sub-precinct (defined on the Area Map) is developed primarily for commercial and industrial uses while the balance of the precinct is primarily developed for residential purposes. The Precinct is bound by Archer Street, the South Rockhampton Highway Commercial Area, Derby, Alma, and William Streets, and Alma Lane.

#### **Intent**

It is intended that the CBD City Frame Precinct develop in two (2) parts,

- one as a sub-precinct (defined as the Denison and Kent Street sub-precinct and defined on the Planning Area Map for the Precinct) focused on accommodating showrooms and any low impact industries located in the Precinct; and
- the other (being the balance of the CBD City Frame Precinct) focused on being developed as a low intensity, low rise area accommodating a mix of residential and non residential uses. It is intended that commercial, retail and residential uses will co-exist in this balance of the Precinct.

Low Impact Industries and any other uses likely to impact on parts of the area by way of atmospheric pollutants or impacts (such as noise, light, dust, odour, fumes, etc) are intended to be located in the Denison and Kent Street Sub Precinct. Low Impact Industries and any other uses that impact on the amenity of the area are likely to disrupt the living and working environment of the CBD City Frame Precinct, and accordingly are discouraged in any location other than the Denison and Kent Street Sub Precinct.

The intent of each sub-precinct is stated separately below as it is intended that each sub-precinct will be developed differently. However, building heights for the whole Precinct will be limited to the heights shown on the Height Limitation Map (Map 3) and minimum lot sizes in reconfiguring a lot will be limited to 1000m<sup>2</sup> so as to maintain the greatest amount of opportunities for development in the long term beyond the life of this planning scheme.



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*Denison and Kent Street sub-precinct*

In this sub-precinct, an area focused along much of Denison Street and part of Kent Street within the CBD City Frame Precinct, there exist a significant number of commercial uses and low impact industries. These uses have been established at this location for many years and in addition, form a viable part of the CBD City Frame Precinct, supporting the role and function of the CBD. Consequently, it is intended that these uses remain as a viable part of the CBD City Frame Precinct and any land within the sub-precinct not already developed for this purpose be permitted to do so. However, on the boundary of this sub-precinct it is a requirement that any;

- (a) future expansions of existing uses; or
- (b) changes of use to a new use that has a higher level of impact than the previous use;

within this sub-precinct, mitigate any potential impacts that may adversely affect existing or future residential uses outside of this sub-precinct, including within the adjoining CBD Business Services Precinct.

It is not intended that the boundaries or size of this sub-precinct change for any reason, with the north-east / south-west boundaries generally defined by laneways and the north-west / south-east boundaries defined by roads. These boundaries will ensure that along Denison, Kent and Campbell Streets, development in most instances on both sides will be similar in use and compatible with each other, providing or in some locations maintaining, a consistent and uniform streetscape. At the same this will prevent the intrusion of Low Impact Industrial and other incompatible land uses into areas of predominantly non-industrial development.

*Outside of the Denison and Kent Street sub-precinct*

Within this part of the CBD City Frame Precinct, residential uses predominate except along some sections of those roads that traverse the CBD City Frame Precinct on a north-east / south-west axis. In this balance of the Precinct it is intended to accommodate a mix of Residential (Accommodation Buildings, Aged Care Accommodation, Bed and Breakfasts, Caretaker's Residences, Duplexes, Home Based Businesses, Home Occupations, Houses, Multi Unit Dwellings, Small Lot Houses and Special Needs Accommodation), Commercial (Clubs, Commercial Premises, Hotels, Restaurants, Shops, Showrooms, Take-away Food Stores and Veterinary Clinics) and Community/Recreation Uses (Child Care Centres, Community Facilities, Educational Establishments, Emergency Services, Health Care, Indoor Sport and Recreation, Places of Worship and Tourist Facilities).

These uses may be mixed horizontally (having different uses side by side on the same site or not) or vertically (having different uses on different storeys of the same site).

New development will be designed to ensure that different uses can co-exist in the CBD City Frame Precinct. Accordingly development proposals will be a maximum of three storeys, of a domestic scale, and contain setbacks and landscaped buffering to maintain the amenity of the area. Consistent site planning requirements will apply to all new developments to maintain amenity and ensure a continuity of built form. As an example, all uses will require a four



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metre front building setback that is substantially landscaped and kept free of car parking, bins or service areas. A feature of this balance of the Precinct (compared to other Precincts in the CBD) will also be the protection or enhancement of street trees.

Wherever possible, servicing will occur off laneways so that the street is not affected by garbage bin areas, set downs and the like and a continuity of built form along the road frontage is developed.

Within this precinct balance, shops will have a maximum Gross Floor Area of 250m<sup>2</sup> for any single tenancy in a building and Showrooms will have a minimum Gross Floor Area of 1,000m<sup>2</sup> for any single tenancy on a site.

To remove any doubt, no new industrial uses will be supported in this sub-precinct, as there are more suitable locations available in other parts of the City.

It is not intended that the boundaries or size of this Precinct balance change for any reason, which is a means of protecting the existing and intended land uses located within the Denison and Kent Street sub-precinct. These boundaries will ensure that along Denison, Kent and Campbell Streets, development in most instances on both sides will be similar in use and compatible with each other, while at the same time not compromising the Denison and Kent Street sub-precinct with the encroachment of non-industrial development. Importantly however, any residential development within this Precinct balance that is adjacent to the Denison and Kent Street sub-precinct must incorporate measures that will mitigate the existing impacts of the existing uses within the Denison and Kent Street sub-precinct.



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**CENTRAL BUSINESS DISTRICT COMMERCIAL AREA**  
**Precinct 1 – Commercial Precinct - Central Business District Retail Core**

**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.*

• <b>Community Facility</b>	Commercial Centres Self Assessable Code
• <b>Commercial Premises</b>	Commercial Centres Self Assessable Code
• <b>Market</b> , on road reserve or land designated as Public Open Space on the Central Business District Commercial Area Map	Market Code
• <b>Outdoor Sport and Recreation</b> , on land designated as Public Open Space on the Central Business District Commercial Area Map and where not an ERA	Sports and Recreation Code.
• <b>Restaurant</b>	Commercial Centres Self Assessable Code
• <b>Shop</b>	Commercial Centres Self Assessable Code
• <b>Take-away Food Store</b>	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.*

• <b>Accommodation Building</b> , when not at ground level	Multi Unit Dwelling, Accommodation Building and Duplex Code; City Centre Code and Activity Centre Code
• <b>Building work at a Heritage Place</b>	Heritage Place Code
• <b>Building work for a Swimming Pool</b>	Swimming Pool Code
• <b>Caretakers Residence</b> , above ground level or on land designated as Public Open Space on the Central Business District Commercial Area Map	Caretakers Residence Code; City Centre Code; and Activity Centres Code
• <b>Car Park</b>	Parking and Access Code, City Centre Code; and Activity Centres Code.
• <b>Child Care Centre</b>	Child Care Code; City Centre Code; and Activity Centres Code
• <b>Cinema</b>	City Centre Code and Activity Centres Code
• <b>Club</b>	City Centre Code and Activity Centres Code
• <b>Commercial Premises</b> , when not self assessable development	City Centre Code and Activity Centres Code
• <b>Community Facility</b> , when not self assessable development	Community Use Code, City Centre Code and Activity Centres Code
• <b>Demolition Work</b> , on a non residential character building when not minor demolition work and not a Heritage Place	Demolition Code
• <b>Duplex</b> , when not at ground level	Multi Unit Dwelling, Accommodation Building and Duplex Code; City Centre Code and Activity Centre Code
• <b>Educational Establishment</b>	City Centre Code and Activity Centres Code
• <b>Emergency Services</b> , when not on flood prone land.	Community Use Code, City Centre Code and Activity Centres Code
• <b>Hotel</b>	City Centre Code and Activity Centres Code
• <b>Indoor Sport and Recreation</b>	Sports and Recreation Code, City Centre Code; and Activity Centres Code.
• <b>Market</b> , when not self assessable development	Market Code, City Centre Code and Activity Centres Code



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**CENTRAL BUSINESS DISTRICT COMMERCIAL AREA**  
**Precinct 1 – Commercial Precinct - Central Business District Retail Core**

**Material Change of Use / Building Work**

Development Type	Primary Code(s)
<ul style="list-style-type: none"> <li>• <b>Multi Unit Dwelling</b>, when not at ground level</li> </ul>	Multi Unit Dwelling, Accommodation Building and Duplex Code; City Centre Code and Activity Centre Code
<ul style="list-style-type: none"> <li>• <b>Restaurant</b>, when not self assessable development</li> </ul>	City Centre Code and Activity Centre Code
<ul style="list-style-type: none"> <li>• <b>Shop</b>, when not self assessable development</li> </ul>	City Centre Code and Activity Centres Code
<ul style="list-style-type: none"> <li>• <b>Showroom</b></li> </ul>	City Centre Code and Activity Centres Code
<ul style="list-style-type: none"> <li>• <b>Take-away Food Store</b>, when not self assessable development</li> </ul>	City Centre Code and Activity Centres Code
<b>Impact Assessable</b>	
<ul style="list-style-type: none"> <li>• <b>Any other Material Change of Use and associated Building Work for what is not otherwise stated as Exempt, Self Assessable or Code Assessable Development.</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Building work for demolition of a Heritage Place.</b></li> </ul>	



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**Precinct 1 – Commercial Precinct - Central Business District Retail Core**

**Operational Work / Reconfiguring a Lot**

Development Type	Primary Code(s)
<b>Self Assessable</b>	
<i>The following uses are Self Assessable development only when complying with all of the relevant Acceptable Solutions contained within the Applicable Primary Code(s).</i>	
<ul style="list-style-type: none"> <li><b>Advertising Sign</b>, 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.</li> </ul>	Part A of the Signage Code
<b>Code Assessable</b>	
<i>For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.</i>	
<ul style="list-style-type: none"> <li><b>Advertising Sign</b>, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Commercial Area or Precinct that is;                             <ul style="list-style-type: none"> <li>(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</li> <li>(b) a Freestanding Sign.</li> </ul> </li> </ul>	Signage Code
<ul style="list-style-type: none"> <li><b>Advertising Sign</b>, 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.</li> </ul>	Signage Code
<ul style="list-style-type: none"> <li><b>Operational work for excavation or filling</b></li> </ul>	Filling or Excavation Code; and Steep or Unstable Land Code
<ul style="list-style-type: none"> <li><b>Operational work for Reconfiguring a Lot</b></li> </ul>	Reconfiguring a Lot Code; and External Works and Servicing Code
<ul style="list-style-type: none"> <li><b>Reconfiguring a Lot</b>, where no additional allotments are created or where additional allotments are created, all resulting allotments have an area of 1000m<sup>2</sup> or more.</li> </ul>	Reconfiguring a Lot Code
<b>Impact Assessable</b>	
<ul style="list-style-type: none"> <li><b>Reconfiguring a Lot</b>, where additional allotments are created and one or more resulting allotments is less than 1000m<sup>2</sup></li> </ul>	[Hatched Area]
<ul style="list-style-type: none"> <li><b>Advertising Sign</b>, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Commercial Area or Precinct.</li> </ul>	
<ul style="list-style-type: none"> <li><b>Advertising Sign</b>, being a Third Party Sign or a Flashing Sign.</li> </ul>	



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**CENTRAL BUSINESS DISTRICT COMMERCIAL AREA**  
**Precinct 2 – Commercial Precinct - Central Business District Business Services**

**Material Change of Use / Building Work**

Development Type	Primary Code(s)
<b>Self Assessable</b>	
<i>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.</i>	
• <b>Community Facility</b>	Commercial Centres Self Assessable Code
• <b>Commercial Premises</b>	Commercial Centres Self Assessable Code
• <b>Market</b> , on road reserve or land designated as Public Open Space on the Central Business District Commercial Area Map	Market Code
• <b>Outdoor Sport and Recreation</b> , on land designated as Public Open Space on the Central Business District Commercial Area Map and where not an ERA	Sports and Recreation Code.
• <b>Restaurant</b>	Commercial Centres Self Assessable Code
• <b>Shop</b> , (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 250m <sup>2</sup> )	Commercial Centres Self Assessable Code
• <b>Take-away Food Store</b>	Commercial Centres Self Assessable Code
<b>Code Assessable</b>	
<i>For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.</i>	
• <b>Accommodation Building</b>	Multi Unit Dwelling, Accommodation Building and Duplex Code; City Centre Code and Activity Centre Code
• <b>Building work at a Heritage Place</b>	Heritage Place Code
• <b>Building work for a Swimming Pool</b>	Swimming Pool Code
• <b>Caretakers Residence</b> , when on land designated as Public Open Space on the Central Business District Commercial Area Map	Caretakers Residence Code, City Centre Code and Activity Centres Code
• <b>Car Park</b>	City Centre Code, Activity Centres Code and Parking and Access Code
• <b>Child Care Centre</b>	Child Care Code, City Centre Code and Activity Centres Code
• <b>Cinema</b>	City Centre Code and Activity Centres Code
• <b>Club</b>	City Centre Code and Activity Centres Code
• <b>Commercial Premises</b> , when not self assessable development	City Centre Code and Activity Centres Code
• <b>Community Facility</b> , when not self assessable development	Community Use Code, City Centre Code and Activity Centres Code
• <b>Demolition Work</b> , on a non residential character building when not minor demolition work and not a Heritage Place	Demolition Code
• <b>Duplex</b> , when not at ground level	Multi Unit Dwelling, Accommodation Building and Duplex Code, City Centre Code and Activity Centre Code
• <b>Educational Establishment</b>	City Centre Code and Activity Centres Code
• <b>Emergency Services</b> , where not on flood prone land.	Community Use Code, City Centre Code and Activity Centres Code
• <b>Hotel</b>	City Centre Code and Activity Centres Code
• <b>Indoor Sport and Recreation</b>	Sports and Recreation Code and City Centre Code and Activity Centres Code
• <b>Multi Unit Dwelling</b>	Multi Unit Dwelling, Accommodation Building and Duplex Code, City



**ROCKHAMPTON CITY PLAN**  
**PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON**

**CENTRAL BUSINESS DISTRICT COMMERCIAL AREA**  
**Precinct 2 – Commercial Precinct - Central Business District Business Services**

**Material Change of Use / Building Work**

Development Type	Primary Code(s)
	Centre Code and Activity Centre Code
<ul style="list-style-type: none"> <li>• <b>Restaurant</b>, when not self assessable development</li> </ul>	City Centre Code and Activity Centres Code
<ul style="list-style-type: none"> <li>• <b>Shop</b>, (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 250m<sup>2</sup>) and when not self assessable development.</li> </ul>	City Centre Code and Activity Centres Code
<ul style="list-style-type: none"> <li>• <b>Showroom</b>, where the site has frontage to Fitzroy Street</li> </ul>	City Centre Code and Activity Centres Code
<ul style="list-style-type: none"> <li>• <b>Take-away Food Store</b>, when not self assessable development</li> </ul>	City Centre Code and Activity Centres Code
<ul style="list-style-type: none"> <li>• <b>Veterinary Clinic</b></li> </ul>	City Centre Code and Activity Centres Code
<b>Impact Assessable</b>	
<ul style="list-style-type: none"> <li>• Any other Material Change of Use and associated Building Work for what is not otherwise stated as Exempt, Self Assessable or Code Assessable Development.</li> </ul>	
<ul style="list-style-type: none"> <li>• Building work for demolition of a Heritage Place.</li> </ul>	



**ROCKHAMPTON CITY PLAN**  
**PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON**

**CENTRAL BUSINESS DISTRICT COMMERCIAL AREA**  
**Precinct 2 – Commercial Precinct - Central Business District Business Services**

**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

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

**Code Assessable**

- **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 1000m<sup>2</sup> 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 1000m<sup>2</sup>
- **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**

**CENTRAL BUSINESS DISTRICT COMMERCIAL AREA**  
**Precinct 3 – Mixed Use Precinct - Central Business District City Frame**

**Material Change of Use / Building Work**

Development Type	Primary Code(s)
<b>Self Assessable</b>	
<i>The following uses are Self Assessable development only when complying with all of the relevant Acceptable Solutions contained within the Applicable Primary Code(s).</i>	
• <b>Commercial Premises</b> , when only involving minor building works and not located within the Denison and Kent Street sub-precinct	Commercial Centres Self Assessable Code
• <b>Home Occupation</b>	Home Occupation / Home Based Business Code
• <b>House</b> , when not located within the Denison and Kent Street sub-precinct	House Code
• <b>Outdoor Sport and Recreation</b> , on land designated as Public Open Space on the Central Business District Commercial Area Map and where not an ERA	Sports and Recreation Code
• <b>Shop</b> , (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 250m <sup>2</sup> ) when only involving minor building works and not located within the Denison and Kent Street sub-precinct	Commercial Centres Self Assessable Code
• <b>Special Needs Accommodation Building</b> , when not located within the Denison and Kent Street sub-precinct	House Code
<i>For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.</i>	
<b>Code Assessable</b>	
• <b>Accommodation Building</b> , when not located in the Denison and Kent Street sub-precinct	Multi Unit Dwelling, Accommodation Building and Duplex Code, City Centre Code and Activity Centre Code
• <b>Building work at a Heritage Place</b>	Heritage Place Code
• <b>Building work for a Swimming Pool</b>	Swimming Pool Code
• <b>Caretakers Residence</b> , when on land designated as Public Open Space on the Central Business District Commercial Area Map or when not located within the Denison and Kent Street sub-precinct	Caretakers Residence Code, City Centre Code and Activity Centres Code
• <b>Commercial Premises</b> , when not located within the Denison and Kent Street sub-precinct and where the Gross Floor Area of a single tenancy <small>Error! Bookmark not defined.</small> on a site is less than 250m <sup>2</sup>	City Centre Code and Activity Centres Code
• <b>Community Facility</b>	Community Use Code, City Centre Code and Activity Centres Code
• <b>Duplex</b> , when not located in the Denison and Kent Street sub-precinct	Multi Unit Dwelling, Accommodation Building and Duplex Code, City Centre Code and Activity Centre Code
• <b>Emergency Services</b> , when not on flood prone land	Community Use Code, City Centre Code and Activity Centres Code
• <b>Home Based Business</b>	Home Occupation / Home Based Business Code
• <b>House</b> , when not self assessable development and not located within the Denison and Kent Street sub-precinct	House Code
• <b>Indoor Sport and Recreation</b>	Sports and Recreation Code, City Centre Code and Activity Centres Code
• <b>Low Impact Industry</b> , when located in the Denison and Kent Street sub-precinct	Industrial Use Code, City Centre Code and Activity Centres Code
• <b>Multi Unit Dwelling</b> , when not located within the Denison and Kent Street sub-precinct	Multi Unit Dwelling, Accommodation Building and Duplex Code, City Centre Code and Activity Centre Code
• <b>Shop</b> , (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 250m <sup>2</sup> ) when not self assessable development and not located within the Denison and Kent Street sub-precinct	City Centre Code and Activity Centres Code
• <b>Showroom</b> , (where each Tenancy of the proposed use, including associated existing use if the proposed use is an extension of an	City Centre Code and Activity Centres Code



**ROCKHAMPTON CITY PLAN**  
**PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON**

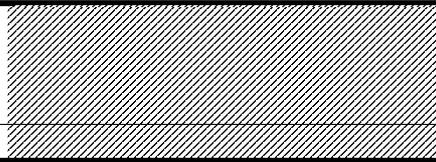
existing use, occupies a total Gross Floor Area within the building or buildings on the site of no less than 1000m<sup>2</sup>)

- **Small Lot House**, when not located within the Denison and Kent Street sub-precinct

Residential – Small Lot Code and 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 Development.**
- **Building work for demolition of a Heritage Place.**



**CENTRAL BUSINESS DISTRICT COMMERCIAL AREA**  
**Precinct 3 – Mixed Use Precinct**  
**Central Business District City Frame**

**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.
- **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

Signage Code

- **Operational work for excavation or filling**

Filling or Excavation Code; and Steep or Unstable Land Code

- **Operational work for Reconfiguring a Lot**

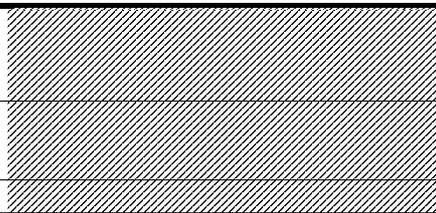
Reconfiguring a Lot Code; and External Works and Servicing Code

- **Reconfiguring a Lot**, where no additional allotments are created or where additional allotments are created, all resulting allotments have an area of 1000m<sup>2</sup> or more.

Reconfiguring a Lot Code

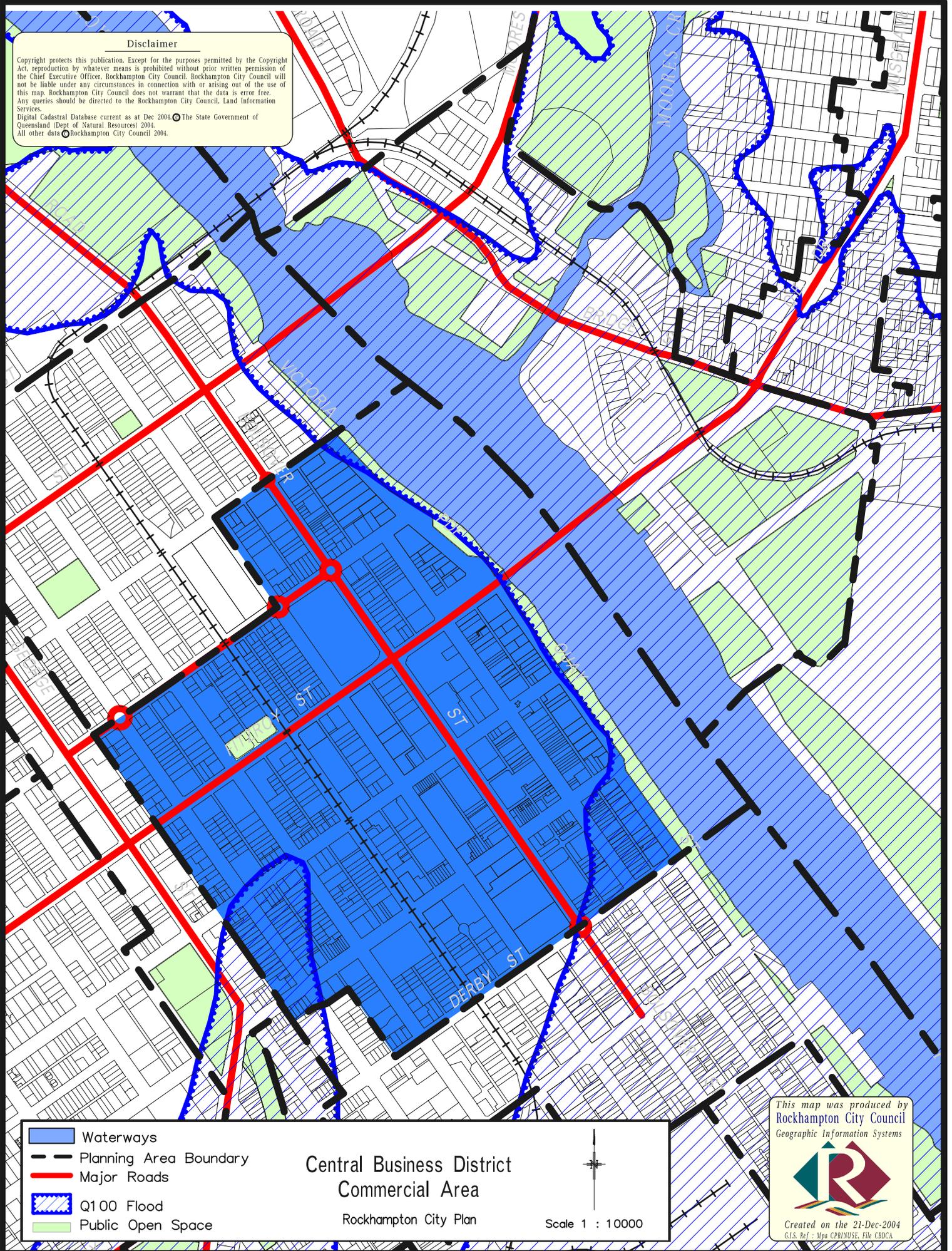
**Impact Assessable**

- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than 1000m<sup>2</sup>
- **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

**Central Business District  
Commercial Area**  
Rockhampton City Plan

Scale 1 : 10000

This map was produced by  
**Rockhampton City Council**  
Geographic Information Systems

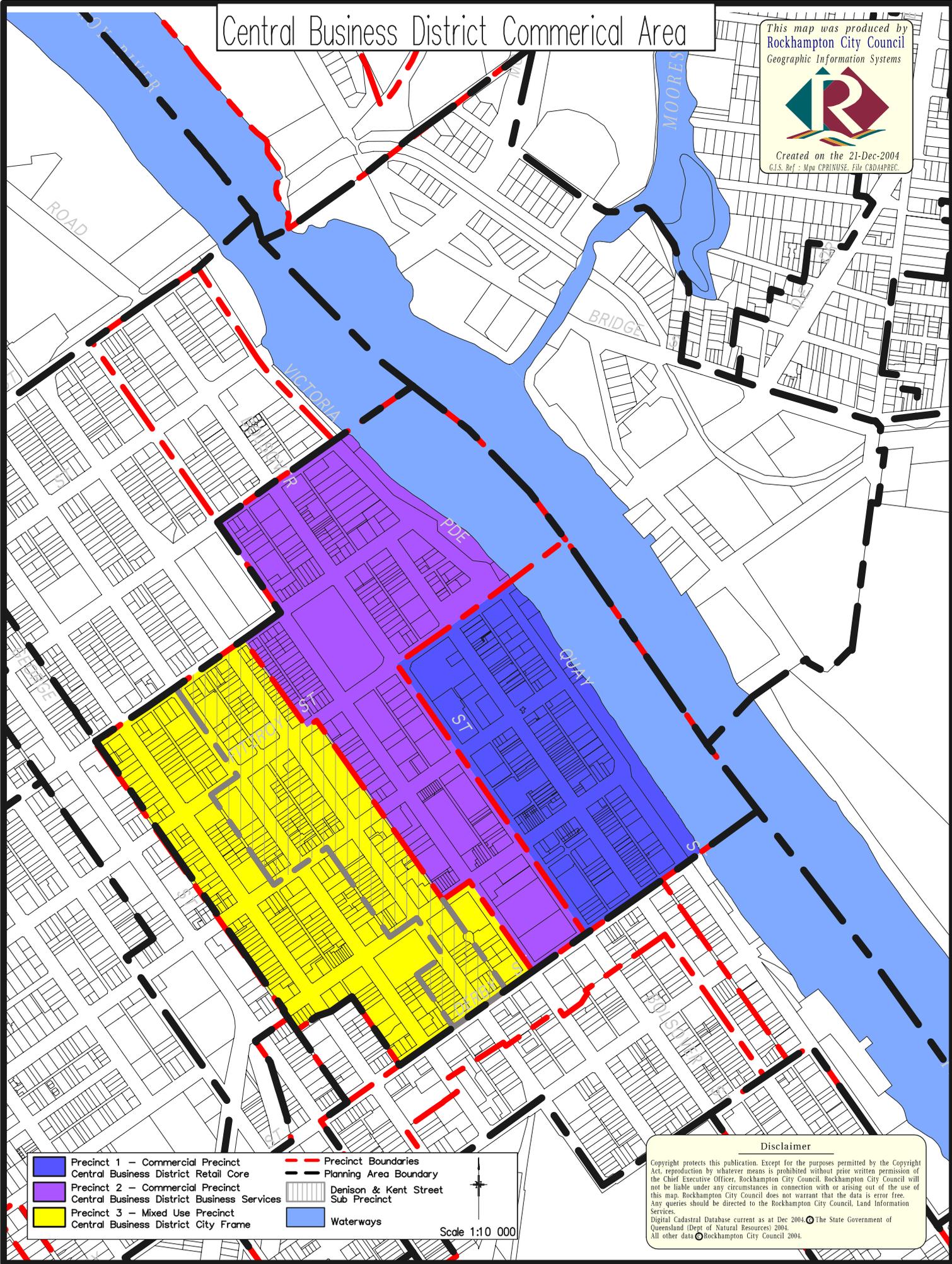
Created on the 21-Dec-2004  
GIS Ref : Mps CPMUSE\_FIR CRCA

# Central Business District Commercial Area

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Created on the 21-Dec-2004  
G.I.S. Ref : Map CPRINTUSE File CBD4APREC



- |                                      |                                    |
|--------------------------------------|------------------------------------|
| Precinct 1 - Commercial Precinct     | Precinct Boundaries                |
| Precinct 2 - Commercial Precinct     | Planning Area Boundary             |
| Precinct 3 - Mixed Use Precinct      | Denison & Kent Street Sub Precinct |
| Central Business District City Frame | Waterways                          |
- Scale 1:10 000

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