

DEPOT HILL RESIDENTIAL AREA

Description

Depot Hill is located to the south-east of the City, and is the gateway to Queensland Rail's passenger terminal in George Street. It is contained in two parts, separated by the railway line and the Queensland Rail workshops. One part is known as the Eastern Depot Hill Precinct and the other part is known as the Western Depot Hill Precinct.

The Area currently has a residential character, which is dominated by houses, with only a few non-residential uses dispersed throughout. The non-residential uses in this Area include some commercial uses, such as local convenience shops and hotels; community uses such as a church, community centre and a school; and service or industrial type uses. There are also three (3) large parks / recreation facilities in the Area, namely Saleyards and Kettle Park, as well as Bartlem Oval, each with varying amounts of infrastructure, including club houses. There is also a significant drainage reserve running through the Area, referred to as Goss Park.

The majority of the Area is subject to flooding, except for a small portion of land in the middle of the Eastern Depot Hill precinct and some areas on the edge of the Western Depot Hill precinct. Land located in the Eastern Depot Hill precinct is generally designated as "Flood Storage High Hazard", while land located in the Western Depot Hill precinct is designated as "Flood Fringe High Hazard" or "Flood Fringe Low Hazard".

Intent

The Depot Hill Residential Area is intended to accommodate only houses, as well as community uses that primarily serve the local community. Both new commercial or industrial uses, and the expansion of existing commercial or industrial development, are equally inconsistent with the intent of this Area.

The boundaries of the Area have been determined by the location of existing residential development and the Area's capacity to flood. Given that much of the Area is flood prone, it is not recognised as an ideal location for development, including residential development. However, given residential development exists, and is the primary land use in this Area, further limited residential development will be consistent with the intent of the Area, as outlined later. Development outside of the boundaries of this Area (i.e. in an adjoining Area) which may be asserted to be an appropriate expansion or extension of this Area is in fact inappropriate development and inconsistent with:

- the intent of this Area, which recognises residential development opportunities primarily for historic and practical reasons, given that the Area is not ideally suited for such development; and

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- the intent of any such adjoining Area, which is set out in the statements of intent for that Area, which must not be qualified or modified by anything in this Depot Hill Residential Area intent.

The expansion of the Transport Industrial Area into the eastern precinct of this Area is, however, anticipated and permitted to occur, as necessary, to facilitate any expansion of transportation uses existing or proposed in the Transport Industrial Area, provided that they:

- Are located adjacent to the Transport Industrial Area;
- Do not 'leap frog' any residential development; and
- Demonstrate that the residential amenity of adjoining residents will not be adversely affected by noise, emissions, hours of operation, etc.

As identified on the Depot Hill Residential Area Plan, most of the Area is subject to varying degrees of flooding. Based on flooding, the Area has been divided into two (2) Residential Precincts, labelled as the Eastern Depot Hill Precinct and the Western Depot Hill Precinct. The specific intent of each of these precincts, under the overarching intent of the entire Area, is set out below.

PRECINCT 1 – RESIDENTIAL PRECINCT
EASTERN DEPOT HILL

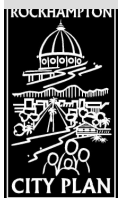
Description

This Precinct is bound by South, Quay, O'Connell, Kent, Lucius, George, West and Arthur Streets, and is owned by Queensland Rail.

Intent

It is the intent of this Precinct to allow the development of a house on an allotment that was privately owned and vacant on the commencement day of this City Plan. At the commencement day of this City Plan, there were 395 houses within the Precinct with another 17 privately owned vacant properties (an additional 39 vacant properties were owned by Council). Accordingly, it is this Precinct's intention that there will only ever be a maximum of 412 houses in this Precinct. The only exception for any additional houses in this precinct is the conversion of a non-residential development or a higher intensity development into a house. The development of a house would, however, be subject to compliance with the relevant development requirements of this City Plan. Any house that existed prior to the commencement of this City Plan may also be replaced with a new house, subject to compliance with the same development requirements and there being no increase in the number of houses on land affected by flooding¹. In addition to the existing 395 houses within the precinct, there is one (1) unit development. Any existing more intensive residential use on land affected by flooding, if abandoned, would not

¹ Example: Some houses are today built across 2 or more allotments. It is not intended that the original house be removed and it be replaced with 2 or more separate houses.



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be permitted to re-commence. Likewise, any new intensive residential use such as multi-unit dwelling development or small lot housing, would be inconsistent with the intent of this Precinct.

Extensions to existing houses and community uses are consistent with the intent of this Precinct, subject to compliance with the relevant development requirements. However, any extensions are not to have a detrimental impact on the residential amenity of the Precinct. Extensions to other uses are not appropriate as they are already at a scale appropriate to the Precinct (e.g. a corner store) or are uses inconsistent with the character and the intent of the Precinct.

The intent of this Precinct is not to increase the number of allotments in the Precinct that would be subject to flooding or would not have flood free access to a Commercial Area in a 1 in 100 year flood event. Boundary realignments that would result in an allotment being more adversely affected by flooding are also not consistent with the intent of this Precinct².



² Example: An allotment that would no longer have trafficable access to a road reserve in a small flood event such as a 1 in 5 year flood event as well as an allotment that would have a house site prone to a higher level of flooding.

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PRECINCT 2 – RESIDENTIAL PRECINCT
WESTERN DEPOT HILL

Description

This Precinct is bound by the eastern boundary of the Highway Commercial Area, Port Curtis Road, the Transport Industrial Area and Campbell, Stanley, George and Derby Streets.

Intent

The development of a house on an allotment is consistent with the intent of this Precinct only when it complies with the relevant development requirements of this City Plan. Any house that existed prior to the commencement of this City Plan may be replaced with a new house, subject to compliance with the same development requirements of this City Plan. Any existing more intensive residential use on land affected by flooding, if abandoned, would not be permitted to re-commence. Likewise, any new intensive residential use such as multi-unit dwelling developments or small lot housing, would be inconsistent with the intent of this Precinct.

Extensions to existing houses and community uses are consistent with the intent of this Precinct, subject to compliance with the relevant development requirements. However, any extensions are not to have a detrimental impact on the residential amenity of the Precinct. Extensions to other uses are not appropriate as they are already at a scale appropriate to the Precinct (e.g. a corner store) or are uses inconsistent with the character and the intent of the Precinct.

The intent of this Precinct is not to increase the number of allotments that are located within the High Hazard Fringe Area or Floodway, which is defined in the Flood Prone Land Code and Planning Scheme Policy 6.14 – Flood Plain Management for a 1 in 100 year flood event. New allotments created in the Low Hazard Fringe Area for a 1 in 100 year flood event, however, are consistent with the intent of this Precinct, subject to compliance with the relevant development requirements set out in this City Plan. Boundary realignments that would result in an allotment being more adversely affected by flooding are not consistent with the intent of this Precinct².

Murray Street located within this Precinct is the primary access point to the Rockhampton railway station. It is the intent of this Precinct that any development along Murray Street between the station and Stanley Street contributes significantly and positively to the first or last impressions of visitors to Rockhampton by way of building design and landscaping. Development must not interfere with the existing boulevard of trees in the road reserve carriageway.



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DEPOT HILL RESIDENTIAL AREA (including Precincts 1 and 2)

Material Change of Use / Building Work

Development Type	Primary Code(s)
<u>Self Assessable</u>	
<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"> • Home Occupation 	Home Occupation / Home Based Business Code
<ul style="list-style-type: none"> • Outdoor Sport and Recreation, on land designated as Public Open Space on the Depot Hill Residential Area Map and where not an ERA 	Sports and Recreation Code
<ul style="list-style-type: none"> • Special Needs Accommodation Building, when in an existing building 	House Code
<u>Code Assessable</u>	
<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"> • 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 Depot Hill Residential Area Map 	Caretakers Residence Code; and Flood Prone Land Code
<ul style="list-style-type: none"> • Home Based Business 	Home Occupation / Home Based Business Code
<ul style="list-style-type: none"> • House, on a site that was; vacant on the commencement day of this Planning Scheme or that replaces a House that previously existed on the commencement day of this planning scheme 	House Code; and Flood Prone Land Code
<ul style="list-style-type: none"> • Small Lot House, on a site that was; vacant on the commencement day of this Planning Scheme or that replaces a Small Lot House that previously existed on the commencement day of this planning scheme 	Residential - Small Lot Code; and Flood Prone Land Code
<u>Impact Assessable</u>	
<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. 	
<ul style="list-style-type: none"> • Building work for demolition of a Heritage Place. 	

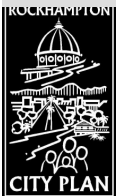


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DEPOT HILL RESIDENTIAL AREA (including Precincts 1 and 2)

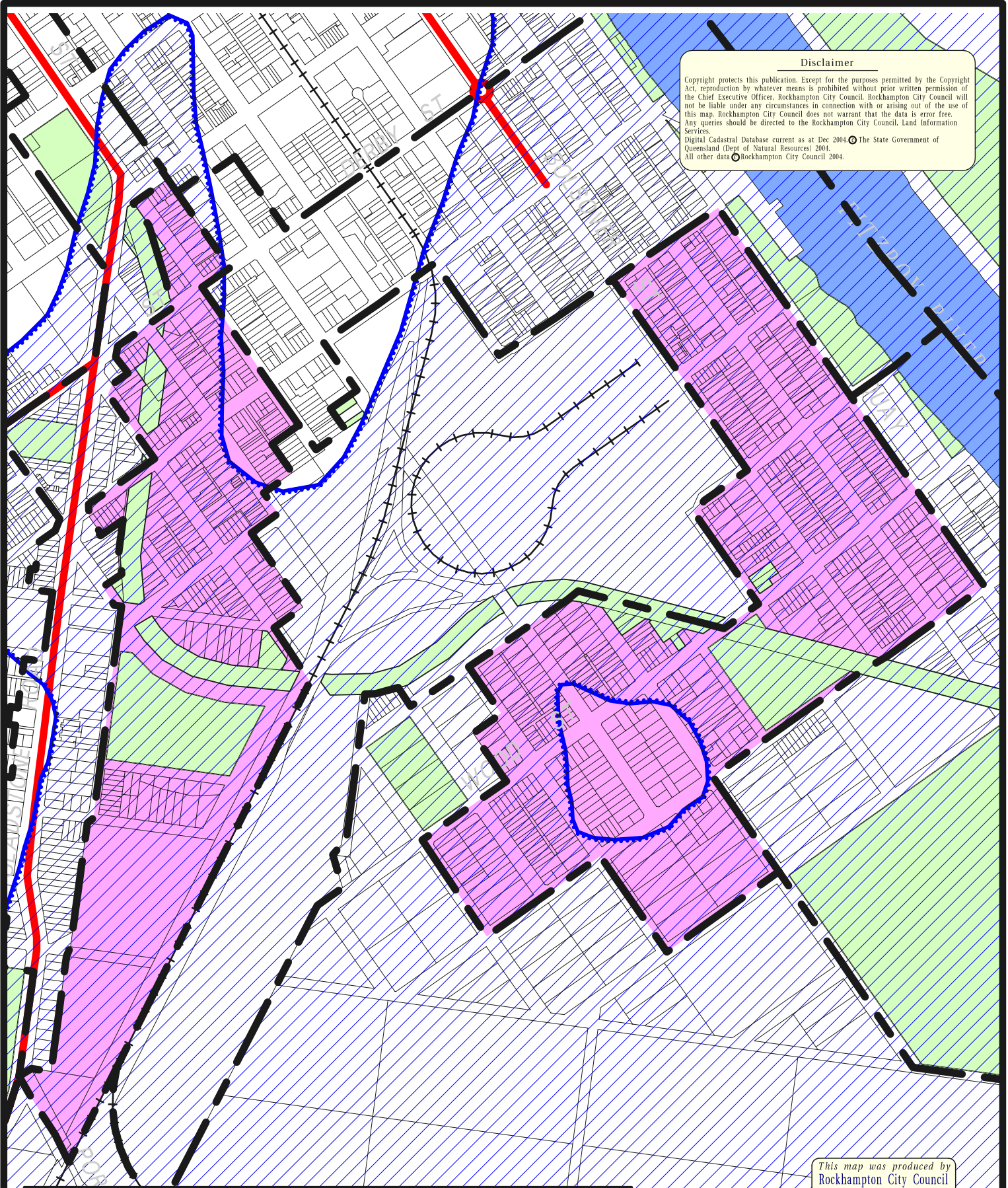
Operational Work / Reconfiguring a Lot

Development Type	Primary Code(s)
Self Assessable	
<p><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></p>	
<ul style="list-style-type: none"> 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	
<p><i>For advice on all the codes applicable, refer to section 5.1 to 5.3 of this Planning Scheme.</i></p>	
<ul style="list-style-type: none"> Advertising Sign, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area or Precinct that is; <ul style="list-style-type: none"> (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
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Operational work for excavation or filling 	Filling or Excavation Code; and Steep or Unstable Land Code
<ul style="list-style-type: none"> Operational work for Reconfiguring a Lot 	Reconfiguring a Lot Code; and External Works and Servicing Code
<ul style="list-style-type: none"> Reconfiguring a Lot, where no additional allotments are created 	Reconfiguring a Lot Code
Impact Assessable	
<ul style="list-style-type: none"> Reconfiguring a Lot, where additional allotments are created 	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">RECONFIGURING A LOT CODE</p> </div>
<ul style="list-style-type: none"> 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. 	
<ul style="list-style-type: none"> 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

Depot Hill
Residential Area
Rockhampton City Plan



Scale 1:10 000

This map was produced by
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Geographic Information Systems

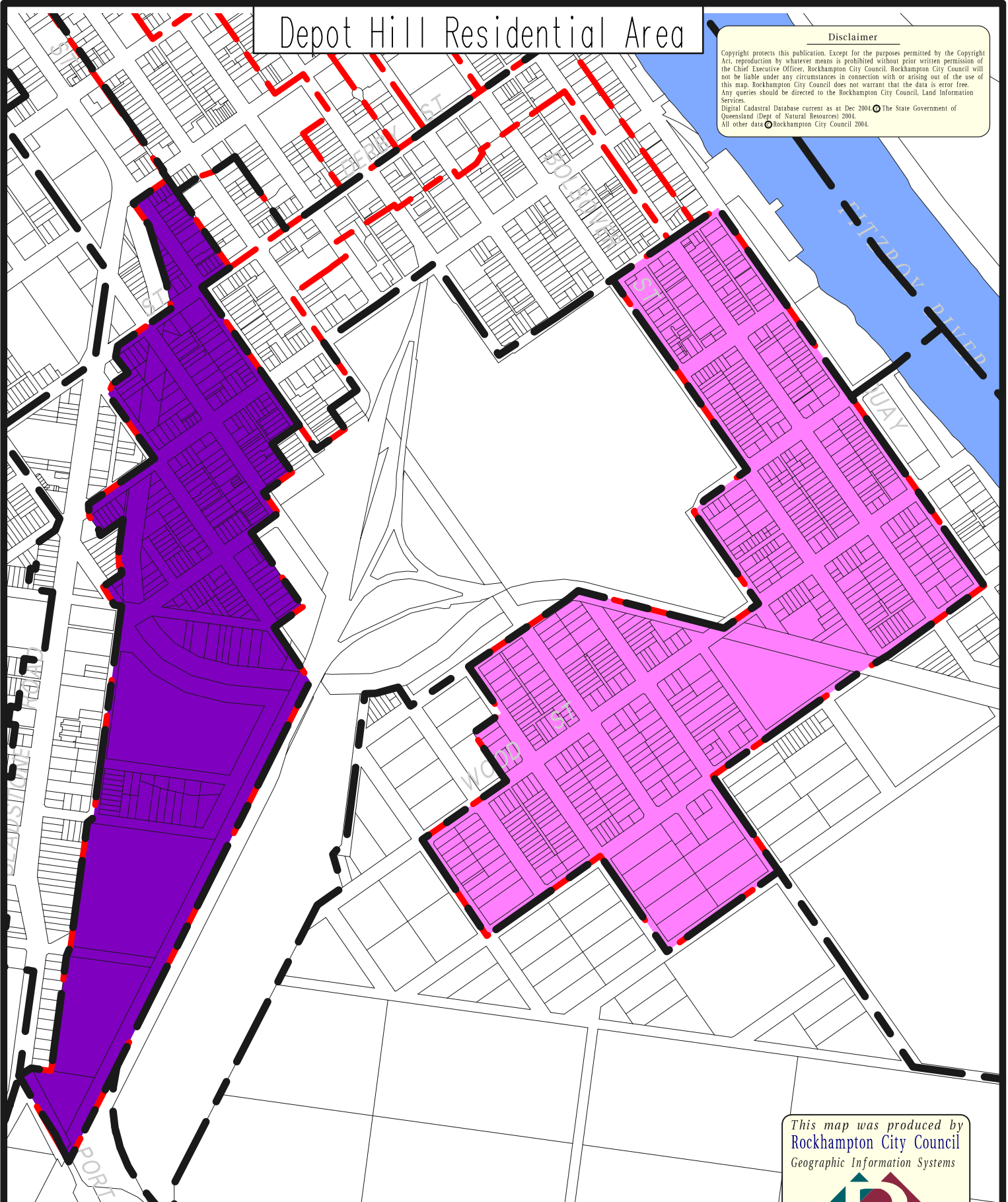


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Depot Hill Residential Area

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- Precinct 1 – Residential Precinct
- Precinct 2 – Residential Precinct
- Waterways
- Precinct Boundaries
- Planning Area Boundary



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