

## **DEPOT HILL SPECIAL USE AREA**

### **Description**

The Depot Hill Special Use Area is located adjacent to the river in South Rockhampton and is bound by the Fitzroy River and Gavial Creek to the east; Arthur Street to the north; Quay Street, O'Connell Street, and Kent Street to the west; and the South Rockhampton Rural Area, and Quay Street Extended to the south. A disused railway line divides this Area in two.

The Area has a mixed-use character. Much of the land located in this Area was zoned in the previous Town Plan for Hazardous Industry, but only a few properties were ever developed for this purpose. There are some other industrial uses in this Area, including an abattoir; residential development, including some rural acreage allotments, albeit with a reduced amenity due to the presence of the industrial development; and other non-residential uses, including the south Rockhampton Waste Water Treatment Plant and the dog pound.

The land in this Area is flat and it is all subject to flooding. The Area is among one of the most flood affected areas in the City. On Council's Flood Hazard Map, approximately half of the Area is designated "High Hazard Floodway" and the other half is designated "High Hazard Flood Storage".

### **Intent**

It is intended that only a limited amount and range of new development will occur in this Area, and that in the long-term existing industrial development inconsistent with this intent, will relocate out of the Area. The Area is among one of the most flood affected non-rural Areas of the City, and is completely isolated in times of flood. Therefore, in the long-term, it is intended that there will be a reduction in the:

- Density of development in the Area;
- Number of allotments in the Area;
- Existence of industrial uses that involve materials or processes that are hazardous or generate adverse impacts on residential development, such as odour, noise, and the like;
- Existence of uses that reduce the amenity of adjoining Areas, and the recreational potential of the riverbank; and
- Existence of uses that generate traffic, especially heavy vehicle traffic that has the potential to impact on the amenity and safety of the Area or adjoining Areas. This includes the carrying of hazardous materials through the Area and other Areas.

Development consistent with the intent for the Area, subject to compliance with the Flood Prone Land Code, includes:

- Minor extensions and alterations to existing development that does not constitute a material change in the intensity or scale of the use. For example, minor extensions in relation to residential development



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

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include the construction of a carport or verandah, etc. The addition of habitable rooms such as a bathroom or bedroom is also minor, provided they do not constitute an additional dwelling unit such as a granny flat, etc.;

- Uses that do not involve the provision of significant infrastructure;
- Uses that will not have a detrimental impact on residential amenity; and
- Uses that do not compromise flood flow and flood storage.

Uses that are consistent with the abovementioned criteria and, therefore, with the intent for the Area includes:

- Open space;
- Sport and recreation (including existing sport and recreation facilities);
- Landscape nurseries;
- Bulk Store;
- Warehouse;
- Stable;
- Agricultural uses; and
- Forestry uses.

Uses such as storage sheds and mobile home parks, and other uses that only involve minor infrastructure which can be protected from flood damage or quickly relocated (i.e. within 24 hours) to a safe location, are also consistent with the intent of this Area, provided impacts, if any, are able to be properly managed.

New residential development is not consistent with the intent for the Area, except for when:

- A house replaces an existing lawful industrial use that is inconsistent with the intent of the Area, located within the "Flood Storage High Hazard Area", but not in the "Floodway High Hazard Area"; and
- Two (2) or more allotments (excluding unusable parcels such as access restriction strips, and old night cart lanes, etc) are amalgamated to create one (1) allotment, to allow the construction of only one (1) house in the "Flood Storage High Hazard Area", but not in the "Floodway High Hazard Area".

To remove any doubt, any proposal for duplex or multi-unit dwelling development in the Area is inconsistent with the intent for the Area, and will not be supported under any circumstances.

As previously stated, in the long-term it is intended that all hazardous, noxious, and offensive industries, including the abattoir, will relocate out of the Area. These uses are inconsistent with the intent for the Area, because of:

- The Area's close proximity to the Fitzroy River, and the potential risk to downstream environments (such as the Great Barrier Reef) from contamination by undesirable pollutants, whether a result of accident or flooding;



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

- The Area's close proximity to other residential Areas of the City, and the potential for negative impacts on the amenity of those Areas from new industries;
- The presence of existing residential development distributed throughout the Area, which needs to be protected; and
- The Area's close proximity to the Central Business District (CBD) and access routes that traverse the CBD, and the potential risk to persons and property from the transportation of dangerous and/or hazardous material through the CBD.

However, existing lawfully operating industries have existing use rights to continue to operate under existing conditions or conditions prescribed by the Environmental Protection Agency (EPA). These industries will, therefore, be encouraged to manage environmental impacts, such as noise and odour, to acceptable levels, given the close proximity of existing residential development within this Area and the adjoining Depot Hill Residential Area.

Whilst the Area is not ideal for public utility undertakings, the location of these facilities in this Area is consistent with the intent of the Area, provided they are able to withstand a 1 in 100 year flood event. While the existing water treatment plant meets this standard, the dog pound does not. Consequently, any future upgrades need to ensure that these standards are met or that the dog pound is relocated to a more appropriate site.

There are currently no community uses in this Area. However, if a need can be demonstrated for a particular community use, existing infrastructure should be converted for this purpose.

There is a large parcel of land located in the southern portion of this Area that is designated as parkland, however, it has never been developed for this purpose. The use of this parkland for recreational purposes is consistent with the intent of this Area, however, if it can be demonstrated that there is no demand to use the land for recreational purposes it may be used for alternative uses consistent with the intent for the Area, including farm forestry, a mobile home park, etc. Other public open space areas also exist along the Fitzroy River and it is intended that these areas continue to be upgraded and improved whenever possible, to facilitate the development of an open space corridor adjacent to the river for public access, where determined to be environmentally and culturally appropriate.

**DEPOT HILL SPECIAL USE AREA**

**Material Change of Use / Building Work**

Development Type	Primary Code(s)
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**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).*

• <b>Farming</b>	Rural Use Code
• <b>Forestry</b>	Rural Use Code
• <b>Outdoor Sport and Recreation</b> , on land designated as Public Open Space on the Depot Hill Special Use Area Map and where not an ERA	Sports and Recreation Code
• <b>Stable</b>	Stables Code

**Code Assessable**

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

• <b>Building work at a Heritage Place</b>	Heritage Place Code; and Flood Prone Land Code
• <b>Building work for a Swimming Pool</b>	Swimming Pool Code
• <b>Bulk Store</b>	Industrial Use Code; and Flood Prone Land Code
• <b>Caretakers Residence</b> , on land designated as Public Open Space on the Depot Hill Special Use Area Map	Caretakers Residence Code; and Flood Prone Land Code
• <b>Stable</b> , when not self assessable development	Stables Code; and Flood Prone Land Code
• <b>Warehouse</b>	Industrial Use Code; and Flood Prone Land Code

**Impact Assessable**

• <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>	[Hatched Area]
• <b>Building work for demolition of a Heritage Place.</b>	

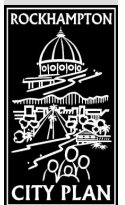


**ROCKHAMPTON CITY PLAN**  
**PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON**

**DEPOT HILL SPECIAL USE AREA**

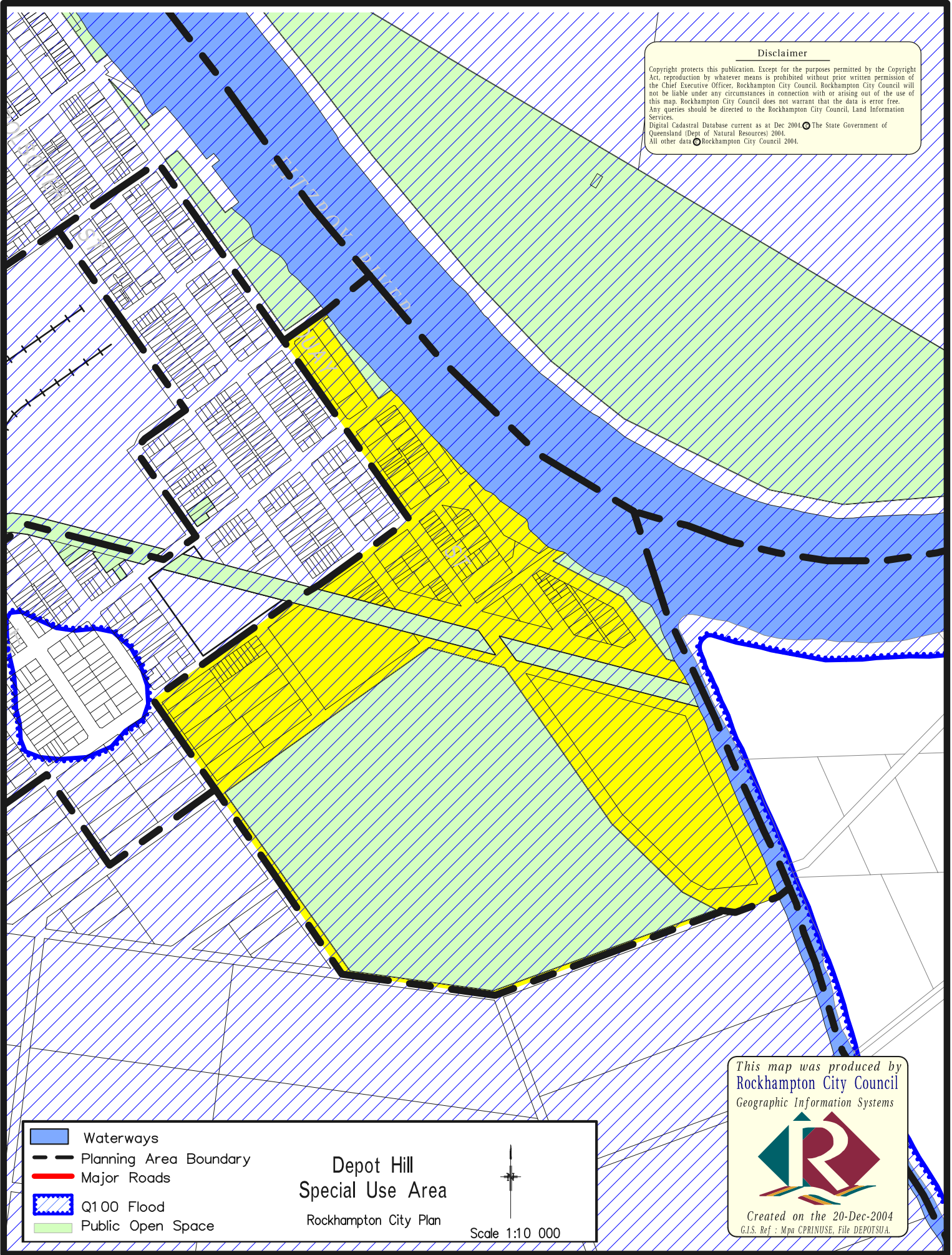
**Operational Work / Reconfiguring a Lot**






Development Type	Primary Code(s)
<b>Self Assessable</b>	
<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"> <li><b>Advertising Sign</b>, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Special Use Area 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>	
<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"> <li><b>Advertising Sign</b>, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Special Use Area 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 Special Use Area that are associated with a 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.</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</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</li> </ul>	
<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 Special Use Area.</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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-  Waterways
-  Planning Area Boundary
-  Major Roads
-  Q100 Flood
-  Public Open Space

**Depot Hill  
Special Use Area**

Rockhampton City Plan



Scale 1:10 000

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



*Created on the 20-Dec-2004  
G.I.S. Ref : Mpa CPRINUSE, File DEPOTSUA.*