

## **PORT CURTIS RURAL AREA**

### **Description**

The Port Curtis Rural Area is largely a triangular shaped area located to the south of the City. The Area is bound by Lower Dawson Road (Bruce Highway), to the west; Jellicoe Street to the south; and the Port Curtis Railway Spur and the South Rockhampton Rural Area to the east.

The Area, including the access roads, are subject to widespread flooding and are designated "High Hazard Floodway".

The Area is characterised by allotments of varying sizes, which are largely undeveloped. Some lots have been developed for residential purposes, while others have been developed for industrial purposes. Some allotments are also used to graze livestock, such as goats and horses. There are some other non-residential uses in this Area, including commercial uses, a caravan park, school and open space/parks.

### **Intent**

It is intended that the status quo in this Area will be maintained, with no new residential, commercial, and industrial development or new allotments to occur in this Area, with the only exceptions clearly stated below. This is a result of the Area being among one of the most flood affected Areas of the City, and the Area being completely isolated in times of flood.

Broadly, there are only two types of development that will be consistent with the intent of this Area. The first is minor extensions and alterations to existing development that does not constitute a material change in the intensity or scale of the use but that are also able to comply with the requirements of the Flood Prone Land Code. For example, minor extensions in relation to residential development could be the construction of a carport or verandah. The second type, subject to:

- (a) not having any adverse impact on the amenity of any other land use in the Area; and
- (b) not adversely affecting or influencing how any other land use is affected by flooding in any ARI stormwater event between Q1 and Q100,

is the expansion of any of the existing industrial land uses presently operating on;

- Lot 3 LN1187;
- Lot 1 RP618841;
- Lot 2 RP845103; and
- Lot 1 RP845103

that represents a material change of use as defined under the Act. To remove any doubt, it is also intended in this Area that if necessary to do so, that any of these four (4) existing land uses can extend onto another adjacent parcel of land. It is however clearly intended that there will not be any new industrial land uses in this Area.



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More specifically, consideration may also be given to the redevelopment of the following existing developed sites. The Southside Holiday Village and Caravan Park is located to the south of the truck sales and service centre and is well located on the main access road through Rockhampton, for the use of visitors to the City. Should the current use vacate the site in the future, the site may be redeveloped for some form of tourist related development, including a tourist facility or a tourist shop, community uses or recreation use, subject to flooding, railway noise and access issues being satisfactorily addressed. However, the development of retail, commercial (excluding those just mentioned) or industrial uses on this site is inconsistent with the intent of the Area.

Located on the corner of Lower Dawson Road and Port Curtis Road is a truck sales and service centre, incorporating agricultural sales. This site is the southern limit to commercial development in Rockhampton, consequently, no further commercial development will be permitted south of this location.

There are very few community uses, except the Port Curtis Road Primary School, located in this Area. If a need can be demonstrated for a particular community use, and the issues relevant to the Area and site (e.g. flooding) are able to be addressed to a degree so that it complies with the Strategic Framework in this planning scheme, existing infrastructure/ development can be converted for other community uses.

There is one (1) significant parcel of open space located in this Area, which is low lying and severely flood prone. O'Shanesy Park, has been developed as a park, incorporating a lagoon which is a pleasant visual attraction at the entrance to the City, attracting visitors and locals alike, not only as a rest area, but also as a picnic area. While the provision of permanent infrastructure to service visitors to this Area is unlikely, due to the flood prone nature of the land, temporary structures such as a portable kiosk will be consistent with the intent for the Area.



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**PORT CURTIS RURAL 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) and when only involving minor building works.*

• <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 Port Curtis Rural 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 section 5.1 to 5.3 of this Planning Scheme.*

• <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> , on land designated as Public Open Space on the Port Curtis Rural Area Map	Caretakers Residence Code
• <b>Farming</b> , when not self assessable development	Rural Use Code; and Flood Prone Land Code
• <b>Forestry</b> , when not self assessable development	Rural Use Code; and Flood Prone Land Code
• <b>Stable</b> , when not self assessable development	Stables 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>	
• <b>Building work for demolition of a Heritage Place.</b>	



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**PORT CURTIS RURAL AREA**

**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 Rural 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 section 5.1 to 5.3 of this Planning Scheme.*

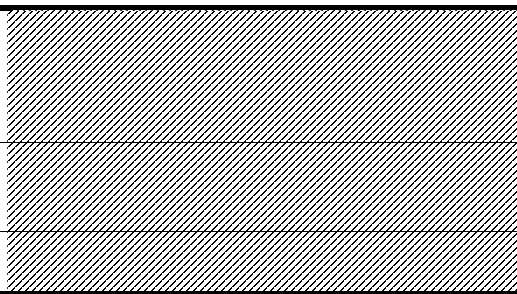
- **Advertising Sign**, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Rural Area that is;
  - (a) not complying with all the relevant Acceptable Solutions listed in the Signage Code and is not a Third Party Sign or a Flashing Sign; or
  - (b) a Freestanding Sign. Signage Code

- **Advertising Sign**, nominated as Group B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Rural 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. 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 10 hectares or more. Reconfiguring a Lot Code

**Impact Assessable**

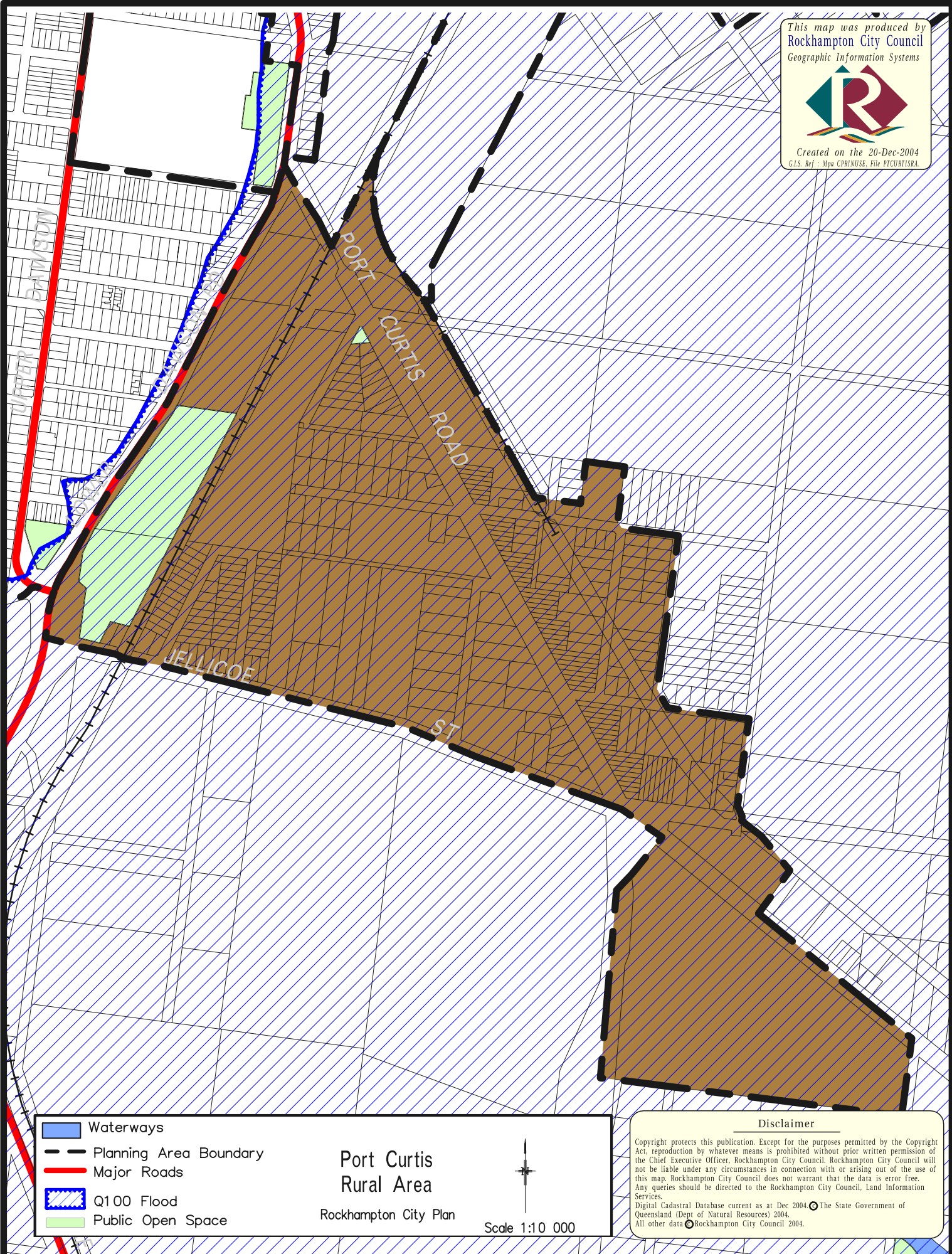
- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than 10 hectares
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Rural Area.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



This map was produced by  
 Rockhampton City Council  
 Geographic Information Systems

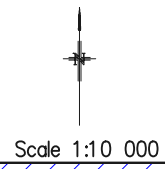


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- Waterways
- Planning Area Boundary
- Major Roads
- Q100 Flood
- Public Open Space

Port Curtis  
 Rural Area  
 Rockhampton City Plan



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