

# Rockhampton Region Planning Scheme

Growing a **stronger future**

## Residential Zones

### About the Rockhampton Region Planning Scheme

A planning scheme is a document that identifies how land should be used and what type of new development is supported by Council. Council uses a planning scheme like an instruction manual to guide land use outcomes and development in our local

government area. The Rockhampton Region Planning Scheme provides a consistent approach to the management of land and is prepared in accordance with the *Sustainable Planning Act 2009*.

***The Rockhampton Region Planning Scheme replaces the Fitzroy Shire, Mount Morgan Shire and Rockhampton City Planning Schemes.***

### Residential Zones

To provide for the diverse and changing housing needs of our community and accommodate forecast population growth, the Rockhampton Region Planning Scheme includes adequate residential land in one of the following residential zones:

- Low Density Residential Zone,
- Low-Medium Density Residential Zone, or
- High Density Residential Zone.

The most common residential zone in the urban areas is the Low Density Residential Zone. The Low Density Residential Zone is intended to cater for low density housing (referred to in the Planning Scheme as dwelling houses) and some dual occupancy (duplex) development on lots 400m<sup>2</sup> and greater in size.

New land use residential development has been allocated and planned for in Parkhurst, Norman Gardens, and South Gracemere.

The Low-Medium Density Residential Zone is intended to cater for higher density residential uses. While detached housing is still the primary land use, dual occupancies and some multiple dwelling (unit) development is expected. Higher density residential development is encouraged close to existing and planned centres.

The High Density Residential Zone is intended to primarily cater for multiple (unit) dwelling development and short-term accommodation along, and in proximity to, Victoria Parade on the southern bank of the Fitzroy River. This is the location of the highest density residential development in Rockhampton and the planning scheme area.

In all residential zones, the establishment of community uses and small-scale services and facilities that cater primarily for local residents is generally appropriate provided that any local amenity impacts are suitably controlled.

### What are zones, precincts and sub-precincts?

All allotments of land within the Planning Scheme area are zoned. Zones identify the allotments or areas where certain land uses are most suitable for the land.

Zones are displayed in locality based maps showing the allocation of zones highlighted over all allotments for the Rockhampton Regional Council planning area.

Precincts and sub-precincts also apply to some allotments and areas. A precinct or a sub-precinct may be used to identify specific areas identified within zones where additional land uses are preferred or are not acceptable.

The Planning Scheme must use the standard zone categories prescribed by the Queensland Planning Provisions. This means that zone categories are standardised throughout the in the Rockhampton Region as well as other planning schemes throughout Queensland.



## Development within the Residential Zones

Outlined below is a general overview of the zones and associated provisions for the Residential Zones of the Rockhampton Region Planning Scheme. Please note that this information only provides an overview of the Residential Zone Categories. For full details, please refer to the Rockhampton Region Planning Scheme.

Zone	Preferred Land Use	Overall Outcomes	Building Height	Minimum Lot Size
<p><b>Low Density Residential Zone</b></p> <p>Gracemere, Mount Morgan, Rockhampton</p>	<ul style="list-style-type: none"> <li>Dwelling house,</li> <li>Dual occupancy.</li> </ul> <p><i>In the Residential stables precinct only:</i></p> <ul style="list-style-type: none"> <li>Dwelling House</li> <li>Animal keeping (stables)</li> </ul>	<p>Residential development within the zone is of a type which primarily provides for the long-term accommodation of residents. Non-residential uses only occur within the zone where they primarily function to service the needs of the immediate local residential community and do not compromise the residential character and existing amenity of the surrounding area.</p>	<p>The height of buildings and structures does not exceed:</p> <p>(a) Two storeys and 8.5 metres above ground level where the ground has a slope less than 15%; and</p> <p>(b) Two storeys and 10 metres above ground level where the ground has a slope equal to or greater than 15%.</p>	<p>When creating a new lot (reconfiguration of a lot) the minimum lot size can be 400m<sup>2</sup>.</p> <p><i>In the Residential stables precinct only:</i></p> <p>When creating a new lot (reconfiguration of a lot) the minimum lot size can be 800m<sup>2</sup>.</p>
<p><b>Low-Medium Density Residential Zone</b></p> <p>Gracemere, Rockhampton</p>	<ul style="list-style-type: none"> <li>Dwelling house,</li> <li>Dual occupancy,</li> <li>Multiple dwelling.</li> </ul>	<p>Residential development that has a built form that creates an attractive and pedestrian oriented streetscape and is integrated with nearby centres, community facilities, open space and recreation facilities via pathways, cycle ways, roads and public transport infrastructure commensurate with the needs of the use. Infill development and greenfield areas are developed in a manner that makes efficient use of land and can provide for the development of a range and mix of accommodation and residential types.</p>	<p>The height of buildings and structures does not exceed three storeys and 12 metres above ground level.</p>	<p>When creating a new lot (reconfiguration of a lot) the minimum lot size will be 300m<sup>2</sup>.</p>
<p><b>High Density Residential Zone</b></p> <p>Rockhampton</p>	<ul style="list-style-type: none"> <li>Multiple dwelling,</li> <li>Short term accommodation.</li> </ul>	<p>Buildings reflect high density residential living in terms of height and scale.</p> <p>Mixed-use development locates non-residential uses at ground level and focused towards supporting the consumptive needs of the community, including uses such as food and drink outlets and shops (limited in scale).</p>	<p>The height of buildings and structures does not exceed 12 storeys and 45 metres above ground level.</p>	<p>When creating a new lot (reconfiguration of a lot) the minimum lot size can be 1,000m<sup>2</sup>.</p>



**Zone Map Example**

**Aerial View Example**

**Street View Example**





## Residential Zones

As our population continues to grow, so does the need for different types of housing. The Rockhampton Region Planning Scheme addresses this by zoning land for higher density residential development in locations close to centres, community infrastructure and public transport.

The main areas for higher density development in the proposed planning scheme are adjacent to the specialised centre on Musgrave Street, the District Centres at Allenstown and Gracemere and the Principal Centre (Central Business District) in Rockhampton.

The Planning Scheme intends to increase housing choice within the Residential Zones by encouraging more diverse residential development. The Planning Scheme achieves greater diversity of housing by reducing and standardising the levels of assessment and lot sizes for dwelling houses, small lot housing and dual occupancies. A diverse range of housing meets changing demographic needs, and creates opportunities for affordable living close to services and facilities. It also allows residents to remain in their community as their needs change over time.

Sufficient land has been identified in a settlement pattern that can be most efficiently serviced with infrastructure and facilities.

## Frequently Asked Questions

### **What are the requirements to build a dwelling house?**

*In residential areas (those areas in the Low Density Residential, Low-Medium Density Residential and High Density Residential Zones) the Rockhampton Region Planning Scheme will not require a planning approval for a dwelling house. The only exception to this is where the land is affected by an overlay. To ascertain if your property is affected by an overlay refer to the overlay mapping contained in 'Schedule 2 – Mapping' of the Planning Scheme. All overlay maps have been sorted by locality.*

*Building approval is still required to build a dwelling house. A dwelling house would require planning approval in commercial and industrial areas however approval is unlikely to be given as dwelling houses are considered unsuitable in these areas.*

### **What are the requirements to build a dual occupancy (duplex)?**

*In residential areas (those areas in the Low Density Residential, Low-Medium Density Residential and High Density residential Zones) the Rockhampton Region Planning Scheme will not require a planning approval for a dual occupancy as long as a number of specific planning scheme requirements are satisfied. The only exception to this is where the land is located in the Residential Stables Precinct and when the land is affected by an overlay. To ascertain if your property is affected by an overlay refer to the overlay mapping contained in 'Schedule 2 – Mapping' of the Planning Scheme. All overlay maps have been sorted by locality.*

*Building approval is still required to build a dual occupancy.*

### **What are the requirements to build a multiple dwelling?**

*In the Low-Medium Density Residential Zone and High Density Residential Zone the Rockhampton Region Planning Scheme will require a planning approval for multiple dwelling development. Multiple dwellings are also suitable development in the Principal Centre Zone.*

*Building approval is also required to build a multiple dwelling.*

### **What are the requirements to establish a home based business?**

*In residential areas (those areas in the Low Density Residential, Low-Medium Density Residential and High Density Residential Zones) the Rockhampton Region Planning Scheme will not require a planning approval for a home based business as long as a number of self assessable specific Planning Scheme requirements are satisfied. The only exception to this is when the land is affected by an overlay. Building approval is still required if building work is required to establish a home based business.*

## Residential Zones

**To view the Rockhampton Region Planning Scheme visit our online planning portal [Rock e Plan](#) on Council's website or Council Customer Service Centres.**

DISCLAIMER: The contents of this information sheet has been prepared to assist residents understand the Rockhampton Region Planning Scheme. This information is a general overview only. Photographs used are indicative only. For full details of the applicable provisions, please refer to the Rockhampton Region Planning Scheme.

### **Rockhampton Region Planning Scheme**

Phone: 07 4932 9000 or 1300 22 55 77

Mail: PO Box 1860 Rockhampton QLD 4700

Email: [planningscheme@rrc.qld.gov.au](mailto:planningscheme@rrc.qld.gov.au)

Web: [www.rrc.qld.gov.au](http://www.rrc.qld.gov.au)

