

Rockhampton Region Planning Scheme

Growing a stronger future

Tables of Assessment

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.

What are the Tables of Assessment?

The tables of assessment identify the level of assessment for a particular type of development in the planning scheme area. The tables of assessment are used to determine if a development application is required for development, such as change of land use, reconfiguration of a lot (subdivision), operational works or assessable building works.

There are a number of factors that may influence the level of assessment for development. The location of the proposed development and the applicable zone and if the subject allotment is within a precinct or sub precinct will affect the levels of assessment. For example in the Low density residential zone a dwelling house is exempt. Development where a high impact industry is impact assessable development. In addition if the proposed development is located on an allotment affected by an overlay (e.g. subject to bushfire or flooding) a higher level of assessment may be applicable.

What are the levels of assessment?

Exempt development: Does not require development approval by Council. Building approval may still be required. A dwelling house in a residential zone is exempt development, unless affected by an overlay.

Self Assessable development: Subject to the applicant complying with the relevant self-assessable outcomes of a zone and any applicable development codes then no development approval by Council is required. Building approval may still be required.

Code assessable development: An assessable development requires the applicant to submit a development application to Council for assessment. Council will then assess the development against the relevant parts of the planning scheme to decide if the development will be approved, refused or approved subject to special conditions.

Impact assessable development: An impact assessable development requires the applicant to submit a development application to Council for assessment. Impact assessment for new development is generally required where there is a need to consider the impacts of the proposal. Impact assessable development must also be publicly advertised and Council must give consideration to all properly made public submissions in completing the assessment of the development.

Compliance assessment: In some circumstances where technical requirements are clear and when prescribed by regulation compliance assessment will be required. For example, subdivision of one allotment into two in a residential or industrial zone is prescribed compliance assessment.

Level of assessment matrix

The matrix on the following page provides a summary of the level of assessment required for all land uses in a each zone. It is intended as a quick guide only.

Before deciding if a planning application will be required or not, and what type of development application you should lodge, consult Part 5 of the Rockhampton Region Planning Scheme.

If unsure and would like to discuss your development proposal, you should seek advice from Council through the Duty Planner service.

It is important to note that applicants may make a development application under the superseded Fitzroy Shire, Mount Morgan Shire and Rockhampton City Planning Schemes for twelve months after the date of adoption of the Rockhampton Region Planning Scheme.



Tables of Assessment Matrix

Land Uses

| Zone Category | | Land Uses | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|-------------|-----------------------------|--------------|------------------|----------------|-------------|-----|---------|-------------------------|---------------------------|----------|----------|-------------------|------|-----------------------|---------------------|---------------|-------------|----------|--------------------|----------------|----------------|---------------|---------------------------|--------------------|----------------------|---------------------|---------------------|-------------------|-----------------|---------------|---------------------------|----------------------|----------------------|---------------------|----------|-------|---|
| | | Adult Store | Agricultural Supplies Store | Air Services | Animal Husbandry | Animal Keeping | Aquaculture | Bar | Brothel | Bulk Landscape Supplies | Caretaker's Accommodation | Car Wash | Cemetery | Child Care Centre | Club | Community Care Centre | Community Residence | Community Use | Crematorium | Cropping | Detention Facility | Dual Occupancy | Dwelling House | Dwelling Unit | Educational Establishment | Emergency Services | Environment Facility | Extractive Industry | Food & Drink Outlet | Function Facility | Funeral Parlour | Garden Centre | Hardware & Trade Supplies | Health Care Services | High Impact Industry | Home Based Business | Hospital | Hotel | |
| Residential | Low Density Residential Zone | I | I | I | I | I | I | I | I | S | I | I | C* | I | C* | I | C* | I | I | I | I | S | F | F | I | C* | I | I | I | I | I | I | I | I | I | S | I | I | |
| | Residential Stables Precinct | I | I | I | S* | I | I | I | I | S | I | I | C* | I | C* | I | C* | I | I | I | I | I | F | F | I | C* | I | I | I | I | I | I | I | I | I | S | I | I | |
| | Low-Medium Density Residential Zone | I | I | I | I | I | I | I | I | S | I | I | C | I | C | I | C | I | I | I | I | S | F | F | I | C | I | I | I | I | I | I | I | I | I | S | I | I | |
| | High Density Residential Zone | I | I | I | I | I | I | I | I | S | I | I | C | I | C* | I | C | I | I | I | I | S | F | F | I | C | I | I | C* | I | I | I | I | I | I | S | I | I | |
| Centre | Principal Centre Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Business Services Precinct | S* | C | I | I | I | S* | I | S* | S* | I | S* | S* | S* | S* | I | S* | I | I | I | S* | I | S* | C | S* | I | I | S* | S* | S* | C | C | S* | I | E | I | S* | | |
| | Core Precinct | S* | I | I | I | I | S* | I | S* | I | I | S* | S* | S* | S* | I | S* | I | I | I | S* | I | S* | S* | S* | I | I | F* | S* | C | I | I | S* | I | E | I | S* | | |
| | Denison Street Precinct | S* | S* | I | I | I | I | I | S* | S* | I | S* | S* | S* | S* | I | S* | I | I | I | S* | I | I | I | S* | S* | I | I | S* | S* | S* | S* | S* | S* | I | E | I | S* | |
| | Quay Street Precinct | S* | I | I | I | I | S* | I | S* | I | I | S* | S* | S* | S* | I | S* | I | I | I | S* | I | S* | I | S* | S* | I | I | F* | S* | I | I | I | S* | I | E | I | S* | |
| | Major Centre Zone | S* | I | I | I | I | C | I | S* | S* | I | S* | S* | S* | S* | I | S* | I | I | I | S* | I | S* | I | S* | S* | I | I | S* | S* | S* | I | I | S* | I | E | I | C | |
| | District Centre Zone | S* | S* | I | I | I | C | I | S* | S* | I | S* | S* | S* | S* | I | S* | I | I | I | S* | I | S* | I | S* | S* | I | I | S* | S* | S* | S* | S* | S* | I | E | I | C | |
| | Local Centre Zone | S* | S* | I | I | I | C | I | S* | C | I | S* | S* | S* | S* | I | S* | I | I | I | S* | I | S* | I | S* | S* | I | I | S* | C | I | S* | S* | S* | I | E | I | C | |
| | Neighbourhood Centre Zone | S* | I | I | I | I | I | I | S* | I | I | S* | C* | S* | I | S* | I | I | I | I | S* | I | S* | I | C | S* | I | I | S* | I | I | I | I | S* | I | E | I | I | |
| | Specialised Centre Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Gladstone Road and George Street Precinct | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Outdoor Sales and Services Sub-Precinct | S* | S* | I | I | I | I | I | S* | S* | I | S* | I | S* | I | S* | I | I | I | I | I | S* | I | S* | S* | S* | I | I | S* | I | I | S* | S* | I | E | I | I | | |
| | Residential and Food Services Sub-Precinct | I | I | I | I | I | I | I | S* | I | I | S* | I | S* | I | S* | I | I | I | I | S* | I | S* | S* | S* | I | I | S* | I | I | I | I | I | I | I | E | I | I | |
| | Musgrave Street Precinct | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Musgrave Street Mixed Use Sub-Precinct | S* | I | I | I | I | S* | I | S* | I | I | S* | S* | S* | S* | I | S* | I | I | I | S* | I | S* | I | S* | S* | I | I | S* | I | I | I | I | I | I | E | I | C | |
| | Musgrave Street Outdoor Sales and Services Sub-Precinct | S* | S* | I | I | I | S* | I | S* | I | I | S* | S* | S* | S* | I | S* | I | I | I | S* | I | I | S* | S* | S* | I | I | S* | I | S* | S* | S* | I | I | E | I | C | |
| Yaamba Road Precinct | S* | I | I | I | I | I | I | S* | I | I | S* | I | I | I | I | I | I | I | I | S* | I | S* | I | S* | I | I | I | S* | I | S* | S* | I | I | E | I | I | I | | |
| Sport & Recreation Zone | Sport & Recreation Zone | I | I | I | I | I | I | I | S | I | I | I | C* | C | I | C* | I | I | I | I | I | I | I | I | C | F* | I | I | C* | C* | I | I | I | I | I | I | I | | |
| | Rockhampton Major Sports Precinct | I | I | I | I | I | I | I | S | I | I | I | C* | I | I | C | I | I | I | I | I | I | I | I | C | F* | I | I | C* | C | I | I | I | I | I | I | I | | |
| | Open Space Zone | I | I | I | I | I | I | I | S | I | I | I | C* | C | I | C | I | I | I | I | I | I | I | I | I | F* | I | I | C* | I | I | I | I | I | I | I | I | I | |
| Environmental Management & Conservation Zone | | | | | E* | I | | | | | | | | | | | | | | | | | | | | F* | I | I | I | I | I | I | I | I | I | I | I | I | |
| Industry | Low Impact Industry Zone | I | C | I | I | I | I | C | S* | C | I | I | I | I | I | I | I | I | C | I | I | I | I | I | F* | I | I | S* | I | C | C | I | I | I | I | I | I | | |
| | South Rockhampton Precinct | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | |
| | Medium Impact Industry Zone | I | C | I | I | I | I | C | C | S* | C | I | I | I | I | I | I | I | I | C | I | I | I | I | I | F* | I | I | S* | I | I | I | I | I | I | I | I | I | |
| | Gracemere Saleyards Precinct | I | C | I | S* | I | I | C | S* | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | F* | I | I | S* | C | I | I | I | I | I | I | I | I | |
| | High Impact Industry Zone | I | I | I | I | I | I | I | S* | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | F* | I | I | S* | I | I | I | I | I | I | C | I | I | |
| | Lakes Creek and Parkhurst Precincts | I | I | I | I | I | I | I | S* | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | F* | I | I | S* | I | I | I | I | I | I | I | I | I | |
| | Special Industry Zone | I | I | I | I | I | I | I | S | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | F* | I | I | S* | I | I | I | I | I | I | C | I | I | |
| Waterfront & Marine Industry Zone | I | I | I | I | I | I | I | S* | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | F* | I | I | S* | I | I | I | I | I | I | I | I | I | | |
| Other | Community Facilities Zone | I | I | I | I | I | I | S | I | C | C | C* | S | I | S | I | I | I | I | I | I | I | I | I | C | F* | I | I | C* | I | I | I | C | I | I | I | I | I | |
| | Rockhampton Health Services Precincts | I | I | I | I | I | I | S | I | I | C | C* | S | I | S | I | I | I | I | I | I | I | I | I | C | F* | I | I | C* | I | I | I | C | I | I | I | C | I | |
| | Emerging Community Zone | I | I | E | E* | I | I | S | I | I | I | I | I | I | I | I | I | I | I | E | I | I | S | S | I | F* | I | I | I | I | I | I | I | I | I | I | S | I | |
| | Limited Development (Constrained Land) Zone | I | I | E | E* | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | E | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | |
| | Mount Morgan Mine Precinct | I | I | E | E* | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | E | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | |
| | Rural Zone | I | I | E | E* | S* | I | C | S | I | I | I | I | I | I | I | E* | I | F* | F* | I | S | S | I | F* | I | I | I | I | I | I | I | I | I | I | S | I | I | |
| | Alton Downs Precinct | I | I | E | E* | S* | I | C | S | I | I | I | I | I | I | I | E* | I | F* | F* | I | S | S | I | F* | I | I | I | I | I | I | I | I | I | I | S | I | I | |
| | Cropping & Intensive Horticulture Precinct | I | I | E | E* | S* | I | S | I | I | I | I | I | I | I | I | E* | I | F* | F* | I | S | S | I | F* | I | I | I | I | I | I | I | I | I | I | S | I | I | |
| | Rural Residential Zone | I | I | I | S* | I | I | S | I | I | I | I | I | I | I | I | I | I | I | I | S* | I | E | E | I | F* | I | I | I | I | I | I | I | I | I | S | I | I | |
| | Baree and Walterhall Precinct | I | I | I | S* | I | I | C | S | I | I | I | I | I | I | I | I | I | I | S* | I | C | C | I | F* | I | I | I | I | I | I | I | I | I | S | I | I | I | |
| | Special Purpose Zone | I | I | I | I | I | I | S | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | F* | I | I | I | I | I | I | I | I | I | I | I | I | I |
| | Depot Hill Rail Precinct | I | I | I | I | I | I | S | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | F* | I | I | I | I | I | I | I | I | I | I | I | I | I |
| | Airport Sub-Precinct | I | I | F* | I | I | I | S | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | F* | I | I | I | I | I | I | I | I | I | I | I | I | I |
| | Airport Terminal Sub-Precinct | I | I | F* | I | I | I | S | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | F* | I | I | E* | I | I | I | I | I | I | I | I | I | I |
| Business Services Sub-Precinct | I | I | I | I | I | I | S | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | F* | I | I | I | I | I | I | I | I | I | I | I | I | I | |
| Airport Expansion Sub-Precinct | I | I | I | I | I | I | S | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | F* | I | I | I | I | I | I | I | I | I | I | I | I | I | |
| Township Zone | I | C | I | I | I | I | S | I | I | I | I | C | C | I | C | I | I | I | I | S | E | S | C | F* | I | I | S* | I | C | C | C | I | S | I | I | I | I | | |
| Kabra & Stanwell Precinct | I | C | I | I | I | I | C | S | I | I | I | C | I | I | I | I | I | I | I | I | E | I | I | F* | I | I | S* | I | C | C | I | I | S | I | I | I | I | | |



Frequently Asked Questions

How does the Planning Scheme reduce regulatory requirements to provide a more streamlined approach to development?

The Rockhampton Region Planning Scheme seeks to reduce levels of assessment for common land use activities consistent with the zone code intent. This has been achieved by increasing the number of land uses that are exempt or self-assessable development. Development that is inconsistent with the zone intent or development that is likely to impact upon the surrounding community or locality will require a development application to be lodged with Council and may be required to undergo public notification.

Do I require planning approval for the reuse of an existing building within an existing commercial centre?

Within the centre zones the reuse of an existing building for a large number of uses is self-assessable development. If the development complies with the relevant zone code and self-assessable works code then no planning approval is required.

To encourage the renewal of commercial areas the level of assessment has been reduced from the superseded planning schemes. In the majority of instances no planning approval will be required.

How can I find out more about the levels of assessment?

The tables of assessment form Part 5 of the Planning Scheme. These tables provide the level of assessment required for the type of development you may be considering on your property. If you are considering a new development on your property, you can seek advice from Council through the Duty Planner.

Can I speak to Council's planners about my property?

Yes. Contact Council to book a free appointment with the Duty Planner by calling (07) 4932 9000 or 1300 22 55 77.

Tables of Assessment

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

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