

ROCKHAMPTON REGIONAL COUNCIL

ADDITIONAL PLANS APPROVED

24 October 2019

DATE

These plans are approved and now incorporated into the approved suite of plans subject to the current conditions of approval associated with

Development Permit No.: D/84-2014

Dated: 15 September 2015

- Subject Site
- Residential Development
- Open Space
- Existing Road Reserve

Drainage Corridor
(Indicative Only)

IMPORTANT NOTE

This plan was prepared to accompany a material change of use application to Rockhampton Regional Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client

M. Birkbeck

project

Riverside Waters Estate
Belmont Road, Parkhurst

plan of

Material Change of Use
(Residential Lots + Public Use Land)

tpd

Lot 102 on RP860099
& Lot 129 on PL4021

lga
Rockhampton Regional Council

issue	date	details	authorised
A	8-02-2019	Initial Issue	RJKF

created

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ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the
current conditions of approval associated with

Development Permit No.: D/84-2014

Dated: 15 September 2015

RIVERSIDE ESTATE DEVELOPMENT DOCUMENT

REVISION C, AUGUST 2015

RIVERSIDE ESTATE DEVELOPMENT DOCUMENT

PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR
RESIDENTIAL PURPOSES

46, 54 & 263 BELMONT ROAD, PARKHURST

LOT 2 ON RP609985, LOT 102 ON RP860099 & LOT 129 ON PL4021

Contents

1	INTRODUCTION	4
1.1	CITATION	4
1.2	SUBJECT LAND	4
1.3	VARYING EFFECT OF THE PRELIMINARY APPROVAL: SECTION 242 <i>SUSTAINABLE PLANNING ACT 2009</i>	4
2	USING THE PRELIMINARY APPROVAL	5
2.1	ASSESSMENT LEVELS	5
3	ADMINISTRATION	6
4	RIVERSIDE ESTATE DEVELOPMENT CODE	7
4.1	COMPLIANCE WITH THE CODE	7
4.2	CODE APPLICABILITY	7
4.3	LEVELS OF ASSESSMENT – MATERIAL CHANGE OF USE	8
4.4	LEVELS OF ASSESSMENT – RECONFIGURING A LOT	10
4.5	LEVELS OF ASSESSMENT – BUILDING WORK	11
4.6	LEVELS OF ASSESSMENT – OPERATIONAL WORK	12
4.7	PURPOSE AND OVERALL OUTCOMES	13
4.8	ASSESSMENT CRITERIA	14

TABLES

TABLE 1	TABLE OF ASSESSMENT CATEGORIES FOR RIVERSIDE ESTATE – MAKING MATERIAL CHANGE OF USE	8
TABLE 2	TABLE OF ASSESSMENT CATEGORIES FOR RIVERSIDE ESTATE – RECONFIGURING A LOT	10
TABLE 3	TABLE OF ASSESSMENT CATEGORIES FOR RIVERSIDE ESTATE – BUILDING WORK	11
TABLE 4	TABLE OF ASSESSMENT CATEGORIES FOR RIVERSIDE ESTATE – OPERATIONAL WORK	12
TABLE 5	CRITERIA FOR SELF ASSESSABLE AND ASSESSABLE DEVELOPMENT	14
TABLE 6	ACCESS STRIP REQUIREMENTS FOR REAR LOTS	24
TABLE 7	MINIMUM FRONTAGE FOR IRREGULAR SHAPED LOTS	24

FIGURES

FIGURE 1	Concept Plan (Plan No. 5892-01-CPT Rev. H)
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SCHEDULES

Schedule 1	Definitions
Schedule 2	Secondary <i>Rockhampton City Plan 2005</i> Codes

1 Introduction

1.1 Citation

1. This document should be cited as the “**Riverside Estate Development Document Revision C August 2015**” (hereafter the “**Development Document**”).

1.2 Subject Land

2. The preliminary approval applies to land described as Lot 2 on RP609985, Lot 102 on RP860099 and Lot 129 on PL4021, located at 46, 54 and 263 Belmont Road, Parkhurst. Refer to the Concept Plan (Plan No. 5892-01-CPT Rev. h) (“the subject land”).

1.3 Varying effect of the Preliminary Approval: Section 242 Sustainable Planning Act 2009

3. For the purpose of section 242(3) and (5) of the *Sustainable Planning Act 2009*, in relation to:

- ▶ the material changes of use;
- ▶ development relating to the material changes of use; and
- ▶ the development.

4. This preliminary approval states development that is:

- ▶ exempt development;
- ▶ self-assessable development;
- ▶ compliance assessable development;
- ▶ code assessable development;
- ▶ impact assessable development;

and identifies the relevant codes for the development.

5. For the purpose of section 242(6) of the *Sustainable Planning Act 2009*, to the extent this preliminary approval

states development that is:

- a. exempt development;
- b. self-assessable development;
- c. compliance assessable development;
- d. code assessable development;
- e. impact assessable development;

and

identifies the relevant codes for the development.

6. In a way that the above is different from a local planning instrument, this preliminary approval prevails.

2 Using the Preliminary Approval

2.1 Assessment Levels

7. This preliminary approval identifies self assessable, code assessable and impact assessable development through:
 - a) Table of Assessment Categories for Riverside Estate – Making Material Change of Use
 - b) Table of Assessment Categories for Riverside Estate – Reconfiguring a lot
 - c) Table of Assessment Categories for Riverside Estate – Building work
 - d) Table of Assessment Categories for Riverside Estate – Operational work
8. If a development proposal is identified as having a different assessment level under any of the Tables mentioned above, the higher assessment level applies.

3 Administration

9. The Riverside Estate Development Document has been prepared in accordance with the *Sustainable Planning Act 2009* (the “Act”) as a framework for managing development in a way that advances the purpose of the Act.
10. In seeking to achieve this purpose, the Development Document sets out the intention for the future development in the subject land.
11. The Development Document applies to the subject land including all premises, roads, drainage reserves, parks and internal waterways.
12. The Development Document consists of this document, including all schedules and maps:
 - ▶ Assessment Categories and Relevant Assessment Criteria for Riverside Estate (Tables 1-4);
 - ▶ Riverside Estate Development Code Purpose and Overall Outcomes; and,
 - ▶ Performance Outcomes and Acceptable Outcomes for the Riverside Estate Development Code.
13. Where the Development Document uses terms which are defined in the *Sustainable Planning Act 2009*, they are taken to have the same meaning as defined in the *Sustainable Planning Act 2009*.
14. The use definitions listed in Schedule 1 are the definitions for the purpose of this Development Document.
15. Administrative terms used in this Development Document are to take the meaning in accordance with administrative definitions of the *Queensland Planning Provisions* (QPPs).
16. Where a term is not listed or defined by this Development Document, it has the meaning given by the Act and, where a term is not given a meaning by the Act, it has its ordinary meaning.
17. Where reference is made to the “*Rockhampton City Plan 2005*”, this means the *Rockhampton City Plan 2005* (as amended May 8, 2009).

4 Riverside Estate Development Code

4.1 Compliance with the Code

18. The following rules apply in determining compliance with the Riverside Estate Development Code for self assessable development:
- (a) Development must comply with the applicable acceptable outcomes of the Riverside Estate Development Code;
 - (b) Where development does not comply with the applicable acceptable outcome of the applicable code the development becomes assessable development.
19. The following rules apply in determining compliance with the Riverside Estate Development Code for code and impact assessable development:
- (a) Development complies with the code if it complies with the overall outcomes of the code;
 - (b) Development, which complies with the performance criteria, complies with the code and the overall outcomes of the code;
 - (c) Where acceptable outcomes are identified for a performance criteria, development which complies with the acceptable outcome complies with the performance criteria and the overall outcomes of the code; and,
 - (d) Where development requiring impact assessment does not comply with the code it is inconsistent with the code.

4.2 Code Applicability

20. The provision of the code apply to “development” being any:
- (a) Material Change of Use;
 - (b) Reconfiguration of a Lot;
 - (c) Building Work; and/or,
 - (d) Operational Work.
21. For code assessable development, the code for assessment consists of the following *Rockhampton City Plan 2005* secondary codes, which are included as Schedule 2 of this Development Document:
- ▶ External Works and Servicing Code;
 - ▶ Filling or Excavation Code;
 - ▶ Heritage Place Code; and/or,
 - ▶ Signage Code.

4.3 Levels of assessment – Material Change of Use

22. The following tables identify the levels of assessment for development being a material change of use in the Riverside Estate and the applicable assessment criteria.

Table 1 Table of Assessment Categories for Riverside Estate – Making Material Change of Use

Note - 1. For self assessable development only the acceptable outcomes of an applicable code apply ¹ . 2. Development identified in this table of assessment as self assessable that does not comply with the acceptable outcomes of the applicable code is code assessable.		
Use	Level of Assessment	Assessment Criteria
Residential Uses		
Community residence	Self-assessable	Riverside Estate Development Code
Dual occupancy	Self-assessable Where located on a corner lot; OR Where located on a lot with a minimum size of 900m ² . Code assessable if not otherwise specified.	Riverside Estate Development Code Riverside Estate Development Code
Dwelling house	Exempt	
All other residential uses	Impact assessable	Rockhampton City Plan 2005
Business Uses		
Home based business	Self-assessable	Riverside Estate Development Code
Sales office	Self assessable	Riverside Estate Development Code
All other business uses	Impact assessable	Rockhampton City Plan 2005
Industrial Uses		
All Industrial uses	Impact assessable	Rockhampton City Plan 2005
Community Uses		
Community use	Self assessable if:- (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council. Impact assessable if not otherwise specified.	Riverside Estate Development Code Rockhampton City Plan 2005
Emergency services	Code assessable	Riverside Estate Development Code
All other Community uses	Impact assessable	Rockhampton City Plan 2005
Sport and recreation uses		
Park	Exempt	

¹ Under section 236 of the Act, self assessable development must comply with applicable codes.

Note - 1. For self assessable development only the acceptable outcomes of an applicable code apply ¹ . 2. Development identified in this table of assessment as self assessable that does not comply with the acceptable outcomes of the applicable code is code assessable.		
Use	Level of Assessment	Assessment Criteria
All other Sport and recreation uses	Impact assessable	<i>Rockhampton City Plan 2005</i>
Rural uses		
All rural uses	Impact assessable	<i>Rockhampton City Plan 2005</i>
Other activities		
Utility installation	Self assessable if undertaken by a public sector entity.	Riverside Estate Development Code
	Impact assessable if not otherwise specified.	<i>Rockhampton City Plan 2005</i>
All other undefined activities	Impact assessable	<i>Rockhampton City Plan 2005</i>

4.4 Levels of assessment – Reconfiguring a Lot

23. The following tables identify the level of assessment for reconfiguring a lot.

Table 2 Table of Assessment Categories for Riverside Estate – Reconfiguring a lot

Development	Level of Assessment	Assessment Criteria
If the <i>Sustainable Planning Regulation 2009</i> , schedule 4, table 3 applies.	Exempt	
Rearrangement of lot boundaries by registering a plan of subdivision.	Code assessable	Riverside Estate Development Code
Reconfiguring a Lot where involving lots, which achieve the minimum lot size.	Code assessable where: The size of any additional lots created is: <ul style="list-style-type: none"> • Not more than 5% below, • Equal to, or • Greater than, the relevant specified minimum lot sizes in the Assessment Criteria 	Riverside Estate Development Code
Reconfiguring a Lot if:- (a) creating one or more additional lots in the Riverside Estate; and (b) not complying with the minimum lot size specified in the Riverside Estate Development Code or where circumstances for Code assessable do not apply.	Impact assessable	<i>Rockhampton City Plan 2005</i>

4.5 Levels of assessment – Building Work

24. The following table identifies the level of assessment for building work regulated under the planning scheme.

Table 3 Table of Assessment Categories for Riverside Estate – Building work

Note - 1. For self assessable development only the acceptable outcomes of an applicable code apply ² . 2. Development identified in this table of assessment as self assessable that does not comply with the acceptable outcomes of the applicable code is code assessable.		
Development	Level of Assessment	Assessment Criteria
Building work	Exempt³ if involving minor building work.	
	Self assessable⁴ if the applicable use code identifies acceptable outcomes applicable to self assessable development.	Riverside Estate Development Code
	Code assessable if involving work on a Heritage Place	<i>Rockhampton City Plan 2005</i> Heritage Place Code
	Code assessable if not otherwise specified above.	Riverside Estate Development Code

² Under section 236 of the Act, self assessable development must comply with applicable codes.

³ Building work that is exempt under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

⁴ Building work that is self assessable under the Riverside Estate Development Document may be assessable development under the *Building Regulation 2006* or other State legislation.

4.6 Levels of assessment – Operational Work

25. The following table identifies the level of assessment for operational work.

Table 4 Table of Assessment Categories for Riverside Estate – Operational work

Note - 1. For self assessable development only the acceptable outcomes of an applicable code apply ⁵ . 2. Development identified in this table of assessment as self assessable that does not comply with the acceptable outcomes of the applicable code is code assessable.		
Development	Level of Assessment	Assessment Criteria
Advertising Sign , nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign.	Self assessable	Part A of <i>Rockhampton City Plan 2005</i> Signage Code
Advertising Sign , nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential 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.	Code assessable	<i>Rockhampton City Plan 2005</i> Signage Code
Advertising Sign , nominated as Group B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area 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.	Impact assessable	<i>Rockhampton City Plan 2005</i> Signage Code
Advertising Sign , not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area.	Impact assessable	<i>Rockhampton City Plan 2005</i>
Advertising Sign , being a Third Party Sign or a Flashing Sign.	Impact assessable	<i>Rockhampton City Plan 2005</i>
Operational work for excavation or filling	Code assessable	<i>Rockhampton City Plan 2005</i> Filling or Excavation Code
Operational work for Reconfiguring a Lot	Code assessable	<ul style="list-style-type: none"> ▶ Riverside Estate Development Code; and, ▶ <i>Rockhampton City Plan 2005</i> External Works and Servicing Code.

⁵ Under section 236 of the Act, self assessable development must comply with applicable codes.

4.7 Purpose and Overall Outcomes

26. The purpose of the Riverside Estate Development Code is to provide predominately for dwelling houses and dual occupancies, where supported by community uses and small-scale services and facilities that cater for local residents.
27. The purpose of the code will be achieved through the following overall outcomes:
- ▶ A range of housing, predominantly detached dwelling houses, on a range of lot sizes is provided.
 - ▶ Development provides for an efficient land use pattern and is well connected to other parts of the local government area.
 - ▶ Development is designed to provide safe and walkable neighbourhoods.
 - ▶ Development incorporates a high level of residential amenity, personal health and safety and protection for property.
 - ▶ Development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the existing and intended scale and character of surrounding development.
 - ▶ Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.
 - ▶ Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
 - ▶ Development is reflective and responsive to the environmental features of the land.
 - ▶ Development does not impact upon the Heritage Place values of the Glenmore Homestead, which is located to the south of the Riverside Estate.
 - ▶ Development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding and bushfire hazard where applicable.
 - ▶ Development is provided with the full range of urban services to support the needs of the community, including parks, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage where available or planned to be made available, stormwater drainage and electricity and telecommunication infrastructure.
 - ▶ A network of open space and recreational areas and appropriate infrastructure to support the needs of the local community supports development.
 - ▶ Non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres.
 - ▶ Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements.

4.8 Assessment criteria

Table 5 Criteria for self assessable and assessable development

Performance Outcomes	Acceptable Outcomes
Development in the Riverside Estate Generally	
PO1 Development in the Riverside Estate contributes to the creation of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods which:- <ul style="list-style-type: none"> (a) are integrated with existing and future neighbourhoods; (b) have legible and permeable local road systems; (c) provide for the coordinated provision of infrastructure; and, (d) retain, enhance and connect native vegetation areas and other ecologically important areas, and avoid development of land otherwise subject to constraints. 	A01 No acceptable outcome provided.
PO2 Development provides for buildings, structures and landscaping that are consistent with and reflect the character and setting of the Riverside Estate area.	A02 No acceptable outcome provided.
Dual Occupancy	
Location and Site Suitability	
PO3 The dual occupancy is located on a site which is convenient to local services and public transport and has sufficient area and dimensions to accommodate the dual occupancy and associated access, parking, landscaping and setback requirements.	A03 The dual occupancy is located on a site with a minimum lot size of 900m ² . AND The site has a minimum width of 20 metres.
Height	
PO4 The height of the dual occupancy is consistent with the preferred character of a local area and does not adversely impact on the amenity of adjacent premises having regard to: <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and, (e) building massing and scale as seen from neighbouring premises. 	A04 The maximum height of the dual occupancy does not exceed 8.5 metres above natural ground level.
Site Cover	

Performance Outcomes	Acceptable Outcomes
<p>PO5</p> <p>The dual occupancy:</p> <ul style="list-style-type: none"> (a) is of a scale that is compatible with surrounding development; (b) does not present an appearance of bulk to adjacent premises, road or other areas in the vicinity of the site; (c) maximises opportunities for the retention of existing vegetation and allows for soft landscaping between buildings; (d) allows for adequate area at ground level for outdoor recreation, (e) entertainment, clothes drying and other site facilities; and, (f) facilitates on-site stormwater management and vehicular access. 	<p>A05</p> <p>The site cover of the dual occupancy does not exceed:</p> <ul style="list-style-type: none"> (a) 50% where a single storey dual occupancy; or, (b) 40% where the dual occupancy is 2 storeys or more in height.
Streetscape Character	
<p>PO6</p> <p>The dual occupancy is designed and constructed to:</p> <ul style="list-style-type: none"> (a) provide an attractive address to all street frontages; (b) make a positive contribution to the preferred streetscape character of the locality; (c) provide shading to walls and windows of the dual occupancy; (d) minimise opportunities for residents to overlook the private (e) open space areas of neighbouring premises; and, (f) maximise the retention of existing mature trees within the frontage setback to retain streetscape character. 	<p>A07.1</p> <p>Each dwelling has an individual design and layout that is not a mirror image of the adjoining dual occupancy unit and includes distinct external design elements (e.g. variations in roof line, facade, treatment or position of main entrances and garages, window treatments and shading devices).</p> <p>A07.2</p> <p>Any garage or carport is setback a minimum of 1.5 metres from the main face of the associated dual occupancy unit, or in line with the main face of the associated dual occupancy unit, where the dual occupancy unit incorporates a front verandah or portico projecting forward of the main face and faces.</p> <p>A07.3</p> <p>The dual occupancy is setback at least 4.5 metres from any street frontage with any associated garage or carport setback at least 6 metres.</p> <p>A07.4</p> <p>The dual occupancy, including any garage or carport associated with the dual occupancy, is setback from any side or rear property boundary in accordance with the following:</p> <ul style="list-style-type: none"> (a) 1.5 metres for any part of the building that is 4.5 metres in height or less; (b) 2 metres for any part of the building that is higher than 4.5 metres but not higher than 7.5 metres; and, (c) 2 metres plus 0.5 metres for every 3 metres of any part of the building that exceeds 7.5 metres in height.

Performance Outcomes	Acceptable Outcomes
Private Open Space	
PO8 Sufficient private open space is provided to allow for the amenity and reasonable recreation needs of the occupants of the dual occupancy.	A08.1 Each dwelling is provided with private open space at ground level free of buildings which: <ul style="list-style-type: none"> (a) has an area of at least 50m²; (b) has a minimum dimension of 4 metres; and (c) comprises not more than two separate parts.
Landscaping	
PO9 The dual occupancy incorporates site landscaping that: <ul style="list-style-type: none"> (a) provides an attractive landscape setting for the enjoyment and appreciation of residents; (b) integrates the development into the surrounding urban landscape; (c) effectively defines and screens private open space and service areas; (d) utilises native endemic vegetation as the major planting theme; and, (e) maximises the retention of existing mature trees in order to retain the landscape character of the area. 	A09.1 The site is fully landscaped with turf and tree and shrub species. A09.2 A minimum 1 metre wide landscape buffer strip is provided along the full length of the street frontage (excluding driveways and pathways). A09.3 A 1.8 metre high solid screen fence is provided along the full length of all side and rear boundaries of the site. A09.4 Fences or walls are not provided along street frontages. OR Fences or walls to street frontages are not more than: <ul style="list-style-type: none"> (a) 1.8 metres high where the site is on a major road; or, (b) 1.2 metres high where the site is not on a major road.
Safety and Security	
PO10 The dual occupancy including buildings and outdoor spaces is designed to protect the personal security and safety of residents by allowing for natural surveillance.	A010 Each dual occupancy unit has an entrance which is clearly identifiable and visible from the street and driveway.
Access and Car Parking	
PO11 Sufficient parking spaces are provided on the site to cater for residents and visitors.	A011 A minimum of two (2) car parking spaces are to be provided on-site per dual occupancy unit, one of which must be covered
PO12 The design and management of access, parking and vehicle movement on the site facilitates the safe and convenient use of the dual occupancy by residents and visitors.	A012 The design and construction of car parking areas and driveways complies with AS2890.1

Performance Outcomes	Acceptable Outcomes
Waste Management	
PO13 The dual occupancy is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use and service.	AO13 A separate waste storage area is provided for each dwelling to accommodate the permanent storage of waste and recyclable items in standard waste containers.
Home Based Business	
Scale	
PO14 The use is limited to a small scale operation and: <ul style="list-style-type: none"> (a) is located wholly or mainly within a house and associated buildings; (b) is conducted by a resident or residents of the house; and, (c) maintains a domestic scale and character. 	AO14.1 The use is conducted entirely within the house and/or any associated outbuilding on the site. AO14.2 The use is carried out by residents of the house. AO14.3 The use involves no more than 1 non-resident employee on site at any one time. AO14.4 The home based business has a maximum gross floor area of 50m ² (except for a bed and breakfast accommodation or home based child care). AO14.5 The home based business where for bed and breakfast accommodation: <ul style="list-style-type: none"> (a) the combined total number of guests and permanent residents does not exceed twelve (12) persons at any one time; and (b) guests stay a maximum of fourteen (14) consecutive nights
Amenity	
PO15 The use is visually integrated with the residential use, the streetscape and adjacent premises.	AO15.1 Equipment, goods and materials associated with the use are stored inside the house or outbuilding. AO15.2 The use does not involve the display of goods or materials, whether or not generated by the use, to be visible from outside the house or outbuilding.
PO16	AO16.1

Performance Outcomes	Acceptable Outcomes
Hours of operation are suited to a residential environment.	Home based business activities generating visitors or audible noises outside the house or outbuilding are not conducted outside the hours of 7:00 am to 7:00 pm, Monday to Saturday. For all Home Based Businesses, operations are not to occur on Sundays and public holidays (except for a bed and breakfast accommodation or home based child care).
PO17 The use does not impact adversely on the amenity of the surrounding area through the production of excess noise, vibration, odour or lighting.	AO17.1 Noise levels generated by the Use do not exceed 5dB(A) above ambient background levels at the property boundary at anytime. AO17.2 Any odour emissions do not extend beyond the site boundaries. AO17.3 The use ensures that illumination levels 1.5m outside the site do not exceed 8 lux.
PO18 The operation of the use is safe for the occupants of the dwelling, the employees, visitors and neighbours.	AO18.1 The amount of stored chemicals, gases or other hazardous materials is no more than the limits normally associated with a residential dwelling. AO18.2 The use complies with the <i>Australian Standard AS1940 "The Storage and Handling of Flammable and Combustible Liquids"</i> , including standards for minor storage in a residential building of any type.
PO19 Use of motor vehicles associated with the home business must not impact adversely on residential amenity.	AO19.1 The business does not include any type of vehicle service or repair on the site.
Traffic	
PO20 The use does not generate traffic more than that reasonably expected for the surrounding area.	AO20.1 The use does not involve more than one (1) business related motor vehicle being parked on the site at any time (excluding business related vehicle/s of the permanent resident/s). AO20.2 The use involves no more than one (1) visit per day of a delivery vehicle with a capacity of less than 2.5 tonnes. AO20.3 The use does not involve or require the use of or visit by a vehicle with a capacity of more than 2.5 tonnes.

Performance Outcomes	Acceptable Outcomes
	<p>AO20.4 Loading or unloading activities are undertaken within the site.</p> <p>AO20.5 The use does not generate more than 10 vehicle trips per day where one (1) vehicle trip equates to arriving and departing the site.</p> <p>AO20.6 The home based business contains visitor parking within the site.</p>
Sales Office	
Operational Characteristics	
<p>PO21 The duration of the use of premises for a sales office:-</p> <ul style="list-style-type: none"> (a) in the case of a display dwelling, display village or sales office does not extend beyond a reasonable period required to construct and complete sales within the residential development or the applicable stage of the residential development; or, (b) in the case of dwelling offered as a prize, does not extend beyond a reasonable period of time to allow for promotion of the prize. 	<p>AO21.1 Where a display dwelling, display village or sales office the use operates for a maximum period of 2 years.</p> <p>OR Where a dwelling offered as a prize, the use operates for a maximum period of 3 months.</p> <p>AO21.2 Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.</p>
<p>PO22 The hours of operation of the sales office does not adversely affect the amenity of nearby residential premises.</p>	<p>AO22 The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.</p>
<p>PO23 The number of employees engaged in the operation of the sales office does not adversely affect the amenity of nearby residential premises.</p>	<p>AO23 Where a display dwelling, dwelling offered as a prize or sales office, a maximum of 2 employees are engaged in the operation of the sales office at any one time.</p> <p>OR Where a display village, a maximum of 2 employees per display home are engaged in the operation of the sales office at any one time.</p>
Landscaping	
<p>PO24 The sales office incorporates site landscaping and fencing that:-</p>	<p>AO24.1 Private and public open space areas are turfed and landscaped.</p>

Performance Outcomes	Acceptable Outcomes
<p>(a) provides an attractive landscape setting for the enjoyment and appreciation of staff and visitors;</p> <p>(b) integrates the development into the surrounding landscape;</p> <p>(c) effectively defines and screens private open space and service areas; and,</p> <p>(d) protects the amenity of adjoining dwellings.</p>	<p>AO24.2 A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.</p> <p>AO24.3 Fences to street frontages are not more than 1.2 metres high or 1.8 metres high with 50% transparency.</p>
Access and Car Parking	
<p>PO25 Sufficient parking spaces are provided on the site to cater for staff and visitors.</p>	<p>AO25 A minimum of 2 car parking spaces is provided (parking spaces may be provided in tandem).</p>
<p>PO26 The design and management of access, parking and vehicle movement on the site facilitates the safe and convenient use of the house by staff and visitors.</p>	<p>AO26 The design and construction of car parking areas and driveways complies with AS2890.1.</p>
Signage	
<p>PO27 Signage associated with the sales office is small, unobtrusive and appropriate to its setting.</p>	<p>AO27 Advertising devices:-</p> <ul style="list-style-type: none"> (a) do not exceed a total display area of 3m²; (b) are only erected on the same lot on which the sales office is established; and (c) do not include the use of bunting.
Public Convenience Facilities	
<p>PO28 The sales office provides appropriate public convenience facilities for users of the sales office.</p>	<p>AO28 Public toilet facilities are provided where a street contains 4 or more sales offices.</p>
Reconfiguring a Lot	
Neighbourhood / Estate Design	
<p>PO29 Development provides for a lot layout, land use and infrastructure configuration that:-</p> <ul style="list-style-type: none"> (a) provides for an efficient land use pattern; (b) effectively connects and integrates the site with existing or planned development on adjoining sites; (c) provides for the safe and efficient movement of pedestrians, cyclists, public transport and private motor vehicles in that order of priority; (d) creates legible and interconnected movement and open space networks; (e) provides defined edges to public open space and avoids direct interface between public open space and freehold lots; 	<p>AO29 Development occurs in accordance with the Riverside Estate Concept Plan (Plan No. 5892-01-CPT Rev. H).</p>

Performance Outcomes	Acceptable Outcomes
<p>(f) promotes a sense of community identity and belonging;</p> <p>(g) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources;</p> <p>(h) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; and,</p> <p>(i) avoids the use of culs-de-sac; and, avoids the sporadic or out-of sequence creation of lots.</p>	
Lot Size and Configuration	
<p>PO30</p> <p>Development provides for the size, dimensions and orientation of lots to:-</p> <ul style="list-style-type: none"> (a) be compatible with the preferred character of the Riverside Estate as specified in Code; (b) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls; (c) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space; and, (d) take account of and respond to the natural values and site constraints. 	<p>AO30</p> <p>Newly created lots have minimum lot sizes and lot dimensions as follows:</p> <ul style="list-style-type: none"> (a) 1,000m² minimum lot size; and, (b) 20m minimum frontage.
Services	
<p>PO31</p> <p>Development provides that each lot is provided with appropriate development infrastructure and services commensurate with the nature and location of the subdivision.</p>	<p>AO31.1</p> <p>New lots are connected to:-</p> <ul style="list-style-type: none"> (a) the reticulated water supply infrastructure network; (b) the reticulated sewerage infrastructure networks; (c) the reticulated electricity infrastructure network; and (d) where available, a high speed telecommunications infrastructure network. <p>AND</p> <p>AO31.2</p> <p>The location, design and proposed construction of sewerage facilities, water supply mains and fixtures, electricity, gas, communication services and street lighting are in accordance with the Capricorn Municipal Development Guidelines.</p>
Stormwater Management	
<p>PO32</p> <p>Development provides for the effective drainage of lots and roads in a manner that:-</p>	<p>AO32</p> <p>No acceptable outcome provided.</p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> (a) maintains pre-existing or natural flow regime; (b) effectively manages stormwater quality and quantity; and, (c) ensures no adverse impacts on receiving waters and the surrounding land. 	
Rear (Hatchet) Lots	
<p>PO33</p> <p>Development provides for rear lots to be created only where:-</p> <ul style="list-style-type: none"> (a) the lots are not likely to prejudice the subsequent development of adjoining land; (b) it is not desirable nor practicable for the site to be reconfigured so that all lots have full frontage to a road; (c) the siting of buildings on the rear lot is not likely to be detrimental to the use and amenity of the surrounding area; (d) uses on surrounding land will not have a detrimental effect on the use and amenity of the rear lot; and, (e) the safety and efficiency of the road from which access is gained is not adversely affected. 	<p>AO33</p> <p>Rear lots are designed such that</p> <ul style="list-style-type: none"> (a) the minimum area of the lot, exclusive of any access strip is 600m²; (b) no more than 4 lots directly adjoin the rear lot, excluding lots that adjoin at one point; (c) no more than one rear allotment is created behind any full frontage conventional allotment; (d) no more than 20% of lots within a development are accessed from an access handle; (e) where 2 rear lots adjoin each other, a single common driveway and reciprocal access easements are provided; (f) no more than 2 rear lots and rear lot access strips directly adjoin each other; (g) rear lot access strips are located on only one side of a full frontage lot; and, (h) rear lot access strips comply with the requirements of Table 6 (Access strip requirements for rear lots).
Rearrangement of Lot Boundaries	
<p>PO34</p> <p>Development provides that the rearrangement of lot boundaries:-</p> <ul style="list-style-type: none"> (a) does not result in the creation, or in the potential creation of, additional lots; and, (b) is an improvement on the existing situation. 	<p>AO34</p> <p>The rearrangement of lot boundaries results in an improvement to the existing situation and at least one of the following is achieved:-</p> <ul style="list-style-type: none"> (a) the rearrangement of lots remedies an existing boundary encroachment by a building or areas; (b) the rearranged lots will be made more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; and, (d) the rearranged lots better meet the overall outcomes of the Riverside Estate Development Document.
Landscaping	
<p>PO35</p> <p>Development provides for landscaping that contributes to and creates a high quality landscape character for the site, street and local area by:-</p> <ul style="list-style-type: none"> (a) being sensitive to site conditions, natural landforms and landscape characteristics; 	<p>AO35.1</p> <p>No development must occur within fifty (50) meters of the river bank. The riverbank is to be maintained as public open space and natural riparian wetland in accordance with state development conditions.</p>

Performance Outcomes	Acceptable Outcomes
<p>(b) protecting and enhancing native vegetation; and,</p> <p>(c) being of an appropriate scale to integrate successfully with development.</p>	<p>AO35.2 Mature riparian canopy species are to be retained wherever possible to assist in maintaining the scenic amenity of this residential estate</p> <p>AO35.3 All allotments bordering onto Belmont Road (Lot 1 to 9, Lot 88 to 107 and Lot 116) must have a minimum two (2) metre high, double lapped and capped acoustic timber fence (having a minimum surface area density of ten (10) kilograms per square metre) along the full frontage of Belmont Road. This acoustic fence is to be installed by the developer, with ongoing maintenance the responsibility of property owners.</p>

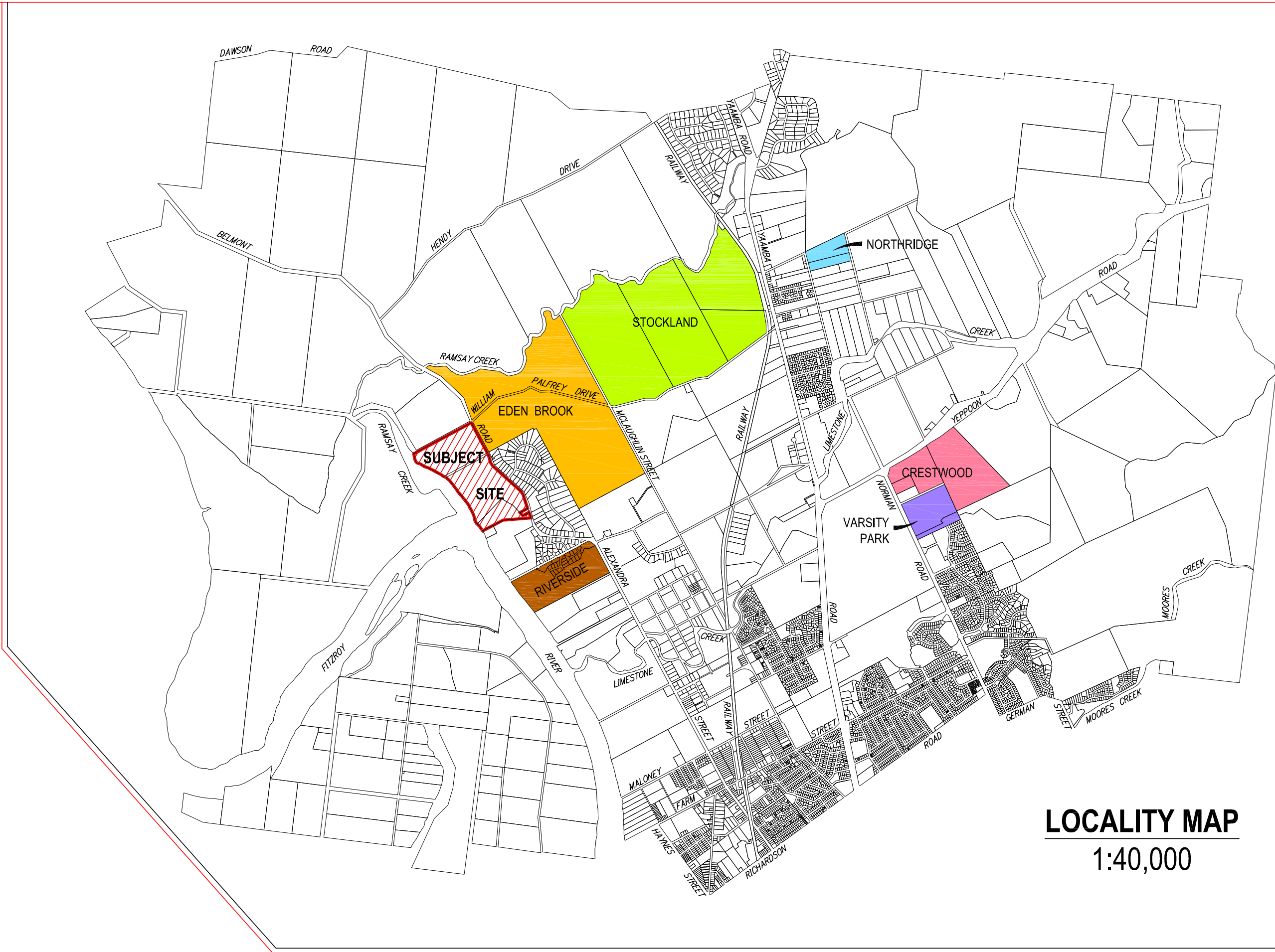
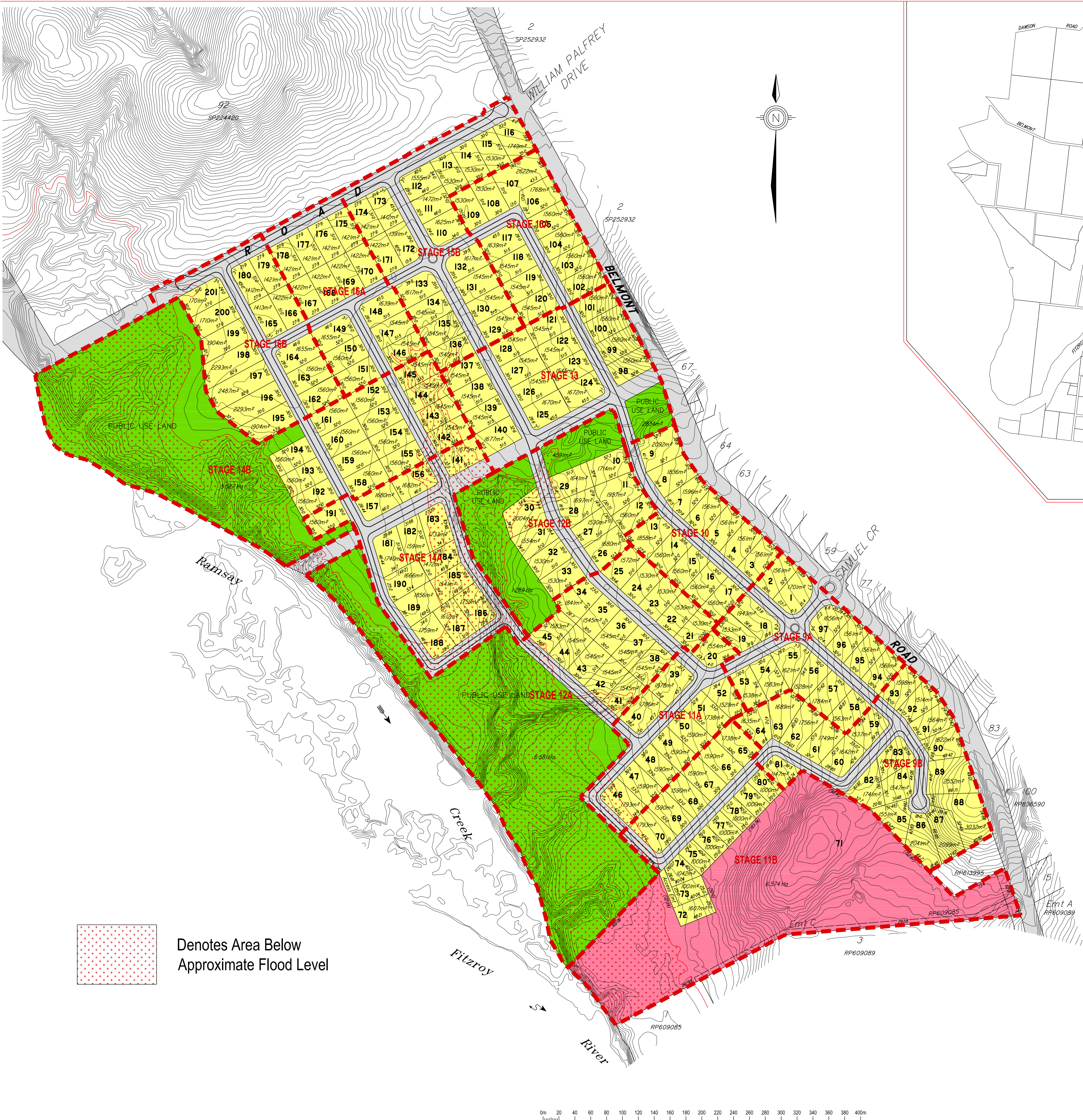
Table 6 Access strip requirements for rear lots

Column 1 Minimum width of single access strip (metres)	Column 2 Minimum width of combined access strips with reciprocal easement (metres)	Column 4 Minimum driveway width (metres)	Column 5 Maximum driveway length (metres)	Column 6 Standard of construction
5	6 (2x3)	3.5	40	Sealed or concreted pavement

Table 7 Minimum frontage for irregular shaped lots

Column 1 Minimum width measured at the site frontage (metres)	Column 3 Minimum width measured 6 metres from site frontage (metres)
6	10

Figure 1 Concept Plan (Plan No. 5892-01-CPT Rev. H)



client

M. Birkbeck

project

Belmont Road
Parkhurst
Riverside Estate
Stages 9-16

plan of

Concept Plan
(201 Lots + Public Use Land)

rp

Lot 102 on RP860099,
Lot 129 on PL4021 & Lot 2 on RP609985
Parish of Murchison
County of Livingstone

lga

Rockhampton Regional Council

rev	date	details	authorised
A	16-05-2013	Initial Issue	RJKF
B	13-08-2013	Image underlay added	RJKF
C	30-08-2013	Layout amended, underlay removed	RJKF
D	12-10-2013	Whole lot layout amended	RJKF
E	13-11-2013	Stage boundaries added	RJKF
F	6-12-2013	Layout and stage boundaries amended	RJKF
G	10-12-2013	Staging amended	RJKF
H	7-05-2014	Lot 71 no longer in original proposal	RJKF

created

CSG
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scale

1:2500 @ A1

sheet no.

1 of 1

plan no.

5892-01-CPT

datum

RRC 0.5m Contours

cad file

5892-01-CPT-H

revision

H

IMPORTANT NOTE

This plan was prepared exclusively for M. Birkbeck for discussion purposes only and should not be used for any other purpose.

The areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

Proposed Lot 71 is to accommodate the heritage listed Glenmore Homestead and does not form part of the Preliminary Approval.

This note is an integral part of this plan.

Schedule 1 Definitions

28. The following table lists the terms of development that are relevant to the Riverside Estate and Development Code and which differ from those in the planning scheme. The following definitions have been adopted in accordance with the *Queensland Planning Provisions* (QPPs).
29. Administrative terms used in this Development Document are to take the meaning in accordance with administrative definitions of the *Queensland Planning Provisions* (QPPs).

Use	Definition	Examples include	Does not include the following examples
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, hostel, residential care facility, short-term accommodation
Dual occupancy	Premises containing two dwellings on one lot (whether or not attached) where the use is primarily residential.	Duplex	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household which contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling
Home based Business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based childcare	Hobby, office, shop, warehouse transport
Minor Building Work			
Park	Premises used by the public generally for free recreation and enjoyment, and may be used for community events. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	Urban common	Tourist attraction, outdoor sport and recreation
Sales office	The temporary use of premises for displaying a land parcel or buildings that	Display dwelling	Bank, office

	<p>can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>		
Utility installation	<p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> • supply of water, hydraulic power, electricity or gas; • sewerage, drainage or stormwater services; • transport services including road, rail or water; • waste management facilities; • network infrastructure. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	<p>Sewerage treatment plant, mail depot, pumping station</p>	<p>Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot</p>

Schedule 2 Secondary *Rockhampton City Plan 2005* Codes

- ▶ External Works and Servicing Code;
- ▶ Filling or Excavation;
- ▶ Heritage Place Code; and,
- ▶ Signage Code.

EXTERNAL WORKS AND SERVICING CODE

1 Purpose of the Code

The purpose of this Code is to:

- ensure that all development provides the necessary level of infrastructure or services that the development contributes to the demand for; and
- ensure that development does not impact on, remove or damage existing infrastructure already provided to the community; and
- ensure that development is provided with the infrastructure and services expected by the community as an appropriate standard;
- mitigate any impacts from the development onto other land, infrastructure or members of the community with the provision of appropriate design considerations or other infrastructure.

2 Application of the Code

This code outlines the general requirements applicable to development for external servicing, however the detailed requirements outlined within this code for a specific area or type of land use will take precedence over the general requirements where there are any inconsistencies.

There are no Secondary Codes to this Code.

3 Definitions

There are no definitions specific to this code.

4 Explanation

This code outlines the servicing requirements for new development. Planning Scheme Policies also contain detailed requirements for external works and contributions that are applicable for new development. Part A within this code applies to all development in any area of the city whereas Part B states additional requirements specific to development in certain locations that overrides any requirements of a lesser standard set out in Part A.

5 Performance Criteria and Acceptable Solutions

PART A – GENERAL REQUIREMENTS FOR ALL DEVELOPMENT		
Performance Criteria		Acceptable Solutions
P1	Development has along all its frontages to road reserve the following items to a standard that meets or provides for their intended function or purpose. (a) an effective, high	A1.1.1 In all Areas except for the South Rockhampton Rural Area; the following are provided at the frontage of the site to any road reserve (or a contribution made to Council to the value of the works instead), unless a planning scheme policy has been made by the Council that any or all of these works are not required by any development along the road frontage ¹ :

¹ On the commencement day, no resolutions had been made.

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A – GENERAL REQUIREMENTS FOR ALL DEVELOPMENT	
Performance Criteria	Acceptable Solutions
<p>quality paved roadway; and</p> <p>(b) an effective, high quality roadway kerb and channel to control stormwater, vehicle access locations to the roadway and to protect the pavement edge of the roadway; and</p> <p>(c) safe, high quality crossings over kerb and channel and the verge; and</p> <p>(d) safe, accessible, high quality;</p> <p>(1) bikeways linking into an existing or future bikeway network; and</p> <p>(2) public pedestrian pathways compatible and integrated with the surrounding environment; and</p> <p>(e) the provision of and alteration to public utilities required or impacted upon by the development; and</p> <p>(f) effective, efficient and proper control of stormwater; and</p> <p>(g) appropriate conduits to facilitate the provision of required street lighting systems and/or traffic</p>	<p>(i) concrete kerb and channel along the full frontage of the subject site to the road reserve; and</p> <p>(ii) a constructed bikeway where identified in Planning Scheme Policy No. 7 - Provision of Bikeways and Bicycle Facilities; and</p> <p>(iii) a constructed pedestrian pathway that has a minimum width of 1.2 metres, except when,</p> <p>(1) required to be a dual use pathway with bicycles, or</p> <p>(2) located in a Commercial Area or Precinct;</p> <p>it is instead 2.0 metres wide along the full frontage of the subject site to the road reserve; and</p> <p>(iv) reconstruction of any damaged infrastructure including public pathways, kerb and channel and the like caused as a result of the development to the standard required if it were new works; and</p> <p>(v) construction of the carriageway along the full frontage of the site being;</p> <p>(1) widening along the development side of an existing carriageway already partially constructed; and</p> <p>(2) if not already constructed, a half road construction along the development side extending 0.5 metres beyond the centreline of the road and having a minimum width of 4.5 metres; and</p> <p>(vi) alterations necessitated or caused by the development to public utility (water, sewerage, etc) mains, services or installations; and</p> <p>(vii) works necessary to ensure that all stormwater is drained to a lawful point of discharge and does not adversely affect any other land or have the potential to cause damage to other infrastructure items; and</p> <p>(viii) electrical conduits are installed wherever necessary to accommodate street lighting or traffic signals when identified as required in other approvals.</p> <p>OR</p> <p>In the South Rockhampton Rural Area; the following are provided at the frontage of the site to any road reserve (or a contribution made to Council to the value of the works for the works instead), unless a policy has been</p>

A1.1.2



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A – GENERAL REQUIREMENTS FOR ALL DEVELOPMENT

Performance Criteria	Acceptable Solutions
signals.	<p>made by the Council that any or all of these works are not required by any development along the road frontage:</p> <ul style="list-style-type: none"> (i) reconstruction of any damaged infrastructure including public pathways, kerb and channel and the like caused as a result of the development to the standard required if it were new works; and (ii) construction of the carriageway along the full frontage of the site being; <ul style="list-style-type: none"> (1) widening along the development side of an existing carriageway already partially constructed; and (2) if not already constructed, a half road construction along the development side extending 0.5 metres beyond the centreline of the road and having a minimum width of 4.5 metres; and <p>A1.2 (iii) alterations necessitated or caused by the development to public utility (water, sewerage, etc) mains, services or installations; and</p> <ul style="list-style-type: none"> (iv) works necessary to ensure that all stormwater is drained to a lawful point of discharge and does not adversely affect any other land or have the potential to cause damage to other infrastructure items; and (v) electrical conduits are installed wherever necessary to accommodate street lighting when identified as required in other approvals. <p>AND</p> <p>All works (including driveway cross overs) are designed and constructed in accordance with the Capricorn Municipal Development Guidelines.</p>

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART B – REQUIREMENTS FOR CERTAIN TYPES OF DEVELOPMENT	
Performance Criteria	Acceptable Solutions
Development in a Commercial Area, Commercial Precinct or for a Commercial Use	
P2 Development in a Commercial Area, Commercial Precinct or for a Commercial Use, has along all its frontages to road reserve the following specific items to a standard that meets or provides for their intended function or purpose. (a) safe, high quality crossings over kerb and channel and the verge; and (b) safe, accessible, high quality public pedestrian pathways compatible and integrated with the surrounding environment.	<p>A2.1.1 The following are provided at the frontage of the site to any road reserve (or a contribution made to Council to the value of the works instead), unless a separate resolution has been made by the Council that any or all of these works are not required by any development along the road frontage:</p> <ul style="list-style-type: none"> (i) where the verge is covered in part or full by a building awning or other structure, wherever shadow is cast onto the verge by the awning or structure between 9am and 3pm on the winter or summer solstice, a constructed concrete pathway covering that shaded area is provided along the full frontage of the subject site to the road reserve and shall be of type, finish and colour that matches the pavement in front of an adjoining property; and (ii) a reinforced concrete crossover from the kerb and channelling to the property alignment where vehicular access to or from the property is to occur; and (iii) vehicle barriers along the frontages of the site to a road reserve excluding the location of a vehicular access to or from the site. <p>A2.1.2</p> <p>OR Works are carried out along the frontage of the site to a road reserve in accordance with any Local Area Design Guideline prepared by the Rockhampton Regional Council that applies to the subject site and its frontage.</p> <p>A2.2</p> <p>AND All works (including driveway cross overs) are designed and constructed in accordance with the Capricorn Municipal Development Guidelines.</p>



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

Development in an Industrial Area or for an Industrial Use

<p>P3 Development in an Industrial Area or for an Industrial Use, has along all its frontages to road reserve, safe, high quality crossings over kerb and channel and the verge that meets or provides for their intended function or purpose.</p>	<p>A3.1 Reinforced industrial crossings across the verge from the edge of the carriageway to the property alignment are provided on any frontage of the site to any road reserve whenever access to the road reserve is required, unless a separate resolution has been made by the Council that any or all of these works are not required by any development along the road frontage.</p> <p>A3.2</p> <p>AND</p> <p>All works (including driveway cross overs) are designed and constructed in accordance with the Capricorn Municipal Development Guidelines.</p>
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CHAPTER 5
EXTERNAL WORKS AND SERVICING CODE



FILLING OR EXCAVATION CODE

1 Purpose of the Code

The purpose of this code is to ensure that excavation or filling occurs in a manner that does not:

- adversely affect the amenity of adjoining or nearby properties; or
- adversely affect the ecological values of the locality; or
- adversely affect the visual character of the locality; or
- impact on flooding of upstream, downstream or adjoining land; or
- increase the risk, or potential, for landslip to occur; or
- impact adversely on infrastructure or increase the risk of hazards; or
- divert, alter or concentrate local stormwater drainage in such a way that it causes or potentially causes a worsening of impacts onto upstream or downstream land; or
- increase the potential for environmental harm or a faster rate of corrosion of assets resulting from the disturbance of land that may host acid sulfate soils.

2 Application of the Code

This code applies to development defined as excavation or filling that may or may not be associated with other development that is code or impact assessable. It applies to:

- Excavation or filling exceeding one vertical metre in depth or height at any one point in relation to the natural ground level; or
- Excavating or otherwise removing 100m³ or more of soil or sediment¹ from land at or below 5 metres AHD where the natural ground level is below 20 metres AHD; or
- Filling of areas situated at or below 5 metres AHD with 500m³ or more of material with an average depth of 0.5 metres or greater; or
- Excavation or filling on Flood Prone Land or in a Waterway Corridor, other than top dressing that is less than 100mm in depth from the natural ground level and occurs infrequently over a period of years, or
- Excavation for the purpose of drainage on land at or below 5m AHD.

The 5 metre and 20 metre AHD levels are shown on Filling or Excavation Code Map 1 attached to this Code.

Filling or excavation in instances other than the above, therefore does not require an assessment against this code and is accordingly exempt from this code. Excavation or Filling exempt from this Code is instead assessed against the *Standard Building Regulation 1993* in accordance with Schedule 5 of the *Standard Building Regulation 1993*.

There are no Secondary Codes to this Code.

¹ As defined in *State Planning Policy 2/02 – Planning and Management Development involving Acid Sulfate Soils*.



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

3 Definitions

There are no definitions specific to this Code.

4 Explanation

This code is used for the assessment of applications for excavation or filling above the thresholds mentioned in section 2. It is necessary to be aware that even where this code does not apply, the *Environmental Protection Act 1994* binds all persons to a duty of care to ensure that activities engaged in do not cause environmental harm. In areas where there is clear evidence of the presence of acid sulfate soil requiring very high levels of treatment if disturbed, excavating or otherwise removing any acid sulfate soil will require appropriate treatment to avoid causing environmental harm.

5 Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
P1	Excavation or filling does not adversely impact upon the stability of land.	A1	Excavation or Filling does not occur on the part of a site where the works are proposed to occur that has a slope greater than or equal to 15%. <i>Note: On land with a slope greater 15% where excavation or filling are proposed to occur, the works do not cause or increase the risk of landslip occurring and are carried out in accordance with an approved geotechnical report prepared in accordance with Planning Scheme Policy No. 3 - Preparation of Geotechnical Reports.</i>
P2	Excavation or filling does not adversely affect the amenity of adjoining or nearby properties.	A2.1	Dust from excavation or filling is managed to a standard or degree sufficient to ensure that no dust goes beyond the boundaries of the site.
		A2.2	AND The excavation or filling does not concentrate or divert stormwater into an adjoining site more than what occurred prior to the works commencing.
		A2.3	AND Excavation or filling does not cause or allow the ponding of water on the site or on any other adjoining land ² .
P3	Excavation or filling does not adversely	A3.1	Excavation or filling does not result in the contamination of land or waterways ³ .

² Regard is to be given to the *Guidelines To Minimise Mosquito And Biting Midge Problems In New Development Areas* produced by the Queensland Health Department, March 2002.

³ Excavation or filling is carried out in accordance with an approved management plan that addresses the management of the excavation or filling to prevent downstream environmental impacts on waterways. A



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

CHAPTER 5
FILLING OR EXCAVATION CODE



Performance Criteria	Acceptable Solutions
<p>affect the environmental values of land or receiving waterways.</p>	<p>AND</p> <p>A3.2.1 The site is not on the Contaminated Land Register or the Environmental Management Register.</p> <p>A3.2.2 OR Excavation or filling is carried out in accordance with an approval from the relevant state government agency administering the register.</p>
<p>P4 Excavation or Filling is carried out in a manner that ensures that in areas that may host Acid Sulphate Soils;</p> <p>(a) there is no worsening of water quality or reduction in the ecological health of a sensitive receiving environment; and</p> <p>(b) environment ally sensitive areas are not detrimentally affected; and</p> <p>(c) assets are not subjected to an accelerated rate of corrosion caused by changes in water quality.</p>	<p>A4.1 The ground level where excavation is proposed is at or above 20 metres AHD</p> <p>A4.2 OR The ground level where filling is proposed is at or above 5 metres AHD</p> <p>A4.3 OR The ground level where excavation is proposed is below 20 metres AHD and;</p> <p>(i) excavation does not extend below 5 metres AHD, or</p> <p>(ii) excavation extends below 5 metres AHD and less than 100m³ only is to be excavated below 5 metres AHD.</p> <p>A4.4 OR The ground level where filling is proposed is below 5 metres AHD and;</p> <p>(i) less than 500m³ of filling is proposed; or</p> <p>(ii) the filling has an average depth less than 0.5 metres.</p> <p>A4.5.1 OR The ground level where excavation or filling is proposed is below 20 metres AHD and;</p> <p>(i) excavation extends below 5 metres AHD and 100m³ or more is to be excavated below 5 metres AHD; or</p> <p>(ii) filling below 5 metres AHD is equal to or greater than 500m³ and equal to or greater than an average depth of 0.5 metres.</p>

management plan would be expected to include an Erosion and Sediment control plan prepared in accordance with Planning Scheme Policy No. 2 - Erosion and Sediment Control Plans.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

Performance Criteria	Acceptable Solutions
	<p>A4.5.2.1 AND Excavation or filling is only carried out where there is no potential for Acid Sulfate Soils to be located where the works are proposed.⁴</p> <p>A4.5.2.2 OR Excavation or filling is to be carried out where there is potential for Acid Sulfate Soils to be located and therefore as a result the excavation or filling is carried out in accordance with an approved Acid Sulfate Soil Management Plan.⁴</p>
<p>P5 Any development that involves the excavation or filling of land is carried out in such a way that 'no worsening' of floodwater levels or flows results.</p>	<p>A5 No Acceptable Solution specified.</p> <p><i>Note: No net worsening of floodwater levels or storage at any location, not otherwise approved, results from the excavation or filling. Excavation or filling on Flood Prone Land is carried out in accordance with an approved hydrology and hydraulics report, prepared by a suitably qualified person that demonstrates that any proposed excavation, filling or structure will not adversely affect flood levels or flows on the site, upstream of the site and downstream of the site i.e. no net loss in flood storage or increase in flood levels.</i></p>
<p>P6 Any development does not adversely affect the visual character of the locality and areas of high scenic amenity and visibility.</p> <p><i>Note: Areas of high scenic amenity and high visibility are the</i></p>	<p>A6 No Acceptable Solution specified.</p>

⁴ The potential for Acid Sulfate Soils is to be determined based on the results of an Acid Sulfate Soil Investigation Report prepared in accordance with sections 6, 7 and 8 of the *State Planning Policy 2/02 Guideline for Planning and Managing Development involving Acid Sulfate Soils* and submitted with the development application. When not a referral agency, the Council will seek advice from the Department of Natural Resources and Mines under section 3.2.7 of IPA. When satisfactory and prepared in accordance with the guideline, the report will be approved by Council with the development application. When an Acid Sulfate Soil Investigation Report identifies that there is potential for Acid Sulfate Soils, works can only occur if an Acid Sulfate Soil Management Plan is prepared in accordance with sections 9 and 10 of the *State Planning Policy 2/02 Guideline for Planning and Managing Development involving Acid Sulfate Soils* and submitted with the development application. When not a referral agency, the Council will seek advice from the Department of Natural Resources and Mines under section 3.2.7 of IPA. When satisfactory and prepared in accordance with the guideline, the report will be approved by Council with the development application.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

CHAPTER 5
FILLING OR EXCAVATION CODE

Performance Criteria		Acceptable Solutions	
	Berserker Ranges, the Fitzroy River, the Botanical Gardens and other natural areas or locations.		
P7	Traffic generated by excavation or filling does not adversely impact on the amenity of the surrounding area.	A7.1	Haulage routes used for the transportation of fill to or from the site only use Major Streets as well as any Minor Street that is necessary to provide direct access to the site from the road network.
		A7.2	AND Truck movements generated by excavation or filling of a site do not exceed 20 truck movements per day.
		A7.3	AND Truck movements generated by excavation or filling of a site do not occur for longer than 4 weeks within any 3 month period.
P8	Excavation or Filling is carried out in a manner that will not; (a) damage, or result in damage to, existing infrastructure; or (b) compromise the safety of existing infrastructure ⁵ .	A8	In respect to Electricity Works, excavation or filling does not occur within; (i) 10 metres of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment; or (ii) 5 metres of a substation site boundary; or (iii) 2 metres of a padmount substation; or (iv) 1 metre of a padmount transformer or an underground cable unless an approval from the owner of the Electricity Works is granted stating otherwise.



⁵ Development involving excavation or filling on Land Contiguous to Electricity Works should be referred to the relevant electricity entity (likely to be Ergon Energy Corporation Limited) to ensure there will be no electrical hazard created by the proposed development, before any application is lodged with Council. Regard should be had to maintaining the minimum safety clearances specified in the *Electrical Safety Regulation 2002*.

HERITAGE PLACE CODE

1 Purpose of the Code

The purpose of this code is to ensure that development on or adjoining a heritage place maintains the heritage significance of the place by;

- ensuring that development does not detract from the cultural heritage significance of the heritage place;
- ensuring that development respects and incorporates any relevant aspects of Indigenous cultural interests and values in the heritage place;
- ensuring that the impacts of development on the heritage place are assessed and mitigated;
- ensuring that development does not degrade, disturb or cause encroachment on the heritage place;
- conserving the biodiversity and geodiversity¹ of the heritage place; and
- protecting any ecological corridor linkages of the heritage place to other natural areas.

To do so, this code includes heritage controls with the purpose of retaining local places of cultural and natural heritage significance to ensure their ongoing survival for future generations.

2 Application of the Code

The provisions of this code apply to any building works (defined in Section 3 Definitions below), Reconfiguring a Lot and operational works, on a heritage place that is listed on the Heritage Place Register for Rockhampton in the Rockhampton City Plan. The code also applies to new buildings, including extensions to a building, and subdivision on sites adjoining heritage places.

The Heritage Place Register for Rockhampton is included in **Planning Scheme Policy No. 4 – Heritage Register**. Heritage Places entered onto the Queensland Heritage Register under the *Queensland Heritage Act 1992* are not included in the Heritage Place Register for Rockhampton as the *Queensland Heritage Act 1992* regulates the impact of development on the State listed heritage places. Therefore, this code is not applicable for the assessment of development impacts on places on the Queensland Heritage register which instead will be assessed under the provisions of the relevant State heritage legislation.



¹ The term is used so as to ensure all aspects of the abiotic environment, be they geological, geomorphological or pedological, etc are considered. Geodiversity includes the range of geological, geomorphological and soil features, assemblages, systems and processes. Many geo features have formed under conditions, climatic or geological, that are now inactive. They are essentially relict or "fossil" features that once disturbed, will never recover or will be removed forever. (Source: *Conserving Geodiversity, The Importance Of Valuing Our Geological Heritage*, website for the Department of Primary Industries, Water and Environment, Tasmania).



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

This code is not applicable to minor repair and maintenance works, as defined in Chapter 3 of this Planning Scheme.

There are no Secondary Codes to this Code.

3 Definitions

There are no definitions specific to this code.

4 Explanation

This code is used to assess the impact of development on the site of a heritage place. The code sets out the criteria for assessing development on or adjoining a heritage place. The assessment criteria is based on the standard for heritage reporting in Australia – The ICOMOS Charter for the Conservation of 'Burra Charter' Places of Significance 1998. This is an appropriate approach to heritage assessment given that the significance of a place could be for a range of cultural values including (but not limited to) historical, social, technological or architectural values. Accordingly, the acceptable solution is not a development standard but a report assessing the change against the criteria set out the ICOMOS Charter.

5 Performance Criteria and Acceptable Solutions

Part A - Development of or on a Heritage Place

Performance Criteria

Acceptable Solutions

CHAPTER 5
HERITAGE PLACE CODE



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

P1 The proposal respects the cultural significance of the heritage place and ensures its ongoing survival.	A1 No Acceptable Solution specified. <i>Note: A report accompanying the application verifies that the proposal has been prepared in accordance with the Australia ICOMOS Charter for the Conservation of 'Burra Charter' Places of Cultural Significance 1998.</i>
P2 The proposal is based on, and takes account of, all aspects of the cultural significance of a place.	A2 No Acceptable Solution specified. <i>Note: A report accompanying the application verifies that the proposal has been prepared in accordance with the Guidelines to the Burra Charter: Cultural Significance.</i>
P3 The proposal protects the fabric and setting of the heritage place, while providing for its use, interpretation and management.	A3 No Acceptable Solution specified. <i>Note: A report accompanying the application verifies that the proposal has been prepared in accordance with the Guidelines to the Burra Charter: Conservation Policy.</i>
P4 The proposal is based on the issues relevant to the conservation of the heritage place, with appropriate opportunity for community comment on the findings.	A4 No Acceptable Solution specified. <i>Note: A report accompanying the application verifies that the proposal has been prepared in accordance with the Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.</i>
P5 The proposal does not impair culturally significant attributes of the heritage place identified by the Indigenous people for whom the place is significant.	A5 No Acceptable Solution specified.

Part B - Development on land adjoining a heritage place

Performance Criteria		Acceptable Solutions	
Operational works and changes to buildings			
P1 The proposal is sympathetic to and consistent with the values sought to be protected in the setting of the adjoining heritage place.	A1.1	Views of the heritage place from public spaces are maintained where the views contribute to the community knowledge, understanding and appreciation of the heritage place and will not be damaged or reduced in quality by the proposal.	
	A1.2	AND	Views from the heritage place are maintained where they contribute to the knowledge, understanding and appreciation of the heritage values of the heritage place and will not be damaged or reduced in quality by the proposal.
	A1.3	AND	The proposal will not unreasonably overshadow the adjoining heritage place (in part or in total) and includes appropriate setbacks to protect the values sought to be protected at the heritage place.
	A1.4		
		AND	Landscaping on the site is sympathetic to and consistent with the species composition of landscaping on the adjoining heritage place (if it exists).
Sub division			
P2 The sub division will not result in development or potential future development that will detract from or damage the setting of the adjoining heritage place and will not: (a) block or interfere with significant views, or (b) over shadow; or (c) damage the landscape/setting of the adjoining heritage place.	A2	No Acceptable Solution specified.	



SIGNAGE CODE

1 Purpose of the Code

The purpose of this code is to provide for the planning and management of signage within the City for any purpose ensuring that signage does not, or does not have the potential to, adversely impact or affect;

- (a) any person, vehicle or property in respect to safety and visual amenity; and/or
- (b) the visual amenity or character of the City as an important element in the City's image,

by;

- Ensuring that Advertising Signs compliment and are consistent with the character of the surrounding area;
- Ensuring that Advertising Signs do not detract from a positive and attractive City Image;
- Providing a fair, safe and consistent means of displaying Advertising Signs;
- Ensuring Advertising Signs do not obscure the view of any official traffic sign, or street name or obstruct or impede access to or from any doorway or fire escape;
- Minimising the visual impact of Advertising Signage and ensuring that Advertising Signs do not contribute to visual clutter; and
- Not encouraging contributor's to the proliferation of signage such as 'Third Party Signage'.

2 Application of the Code

This code applies to all development that is operational works for the purposes of placing an advertising device (an Advertising Sign) on premises. This code applies to the placing of an Advertising Sign on any premises, irrespective of whether it is in association with a material change of use. In accordance with the definition of premises under the *Integrated Planning Act 1997*, premises includes land and is taken to include road reserves, waterways, railway corridors, and the like.

Planning Scheme Policy No. 9 – Signage defines the different Sign Types that all Advertising Signs are divided into. For the purposes of assessing operational works for an Advertising Sign, section 5 of this code is divided into a Part A and B, whereby Part A is to be used for the assessment of self assessable development. In the instance where self assessable development is unable to comply with the stated Acceptable Solutions and therefore becomes, because of that, Code Assessable development, it is still assessed against Part A of this Code. In contrast, Sign Types that are nominated in a Level of Assessment Table for an Area as either Code or Impact Assessable development are assessed against Part B of this code. In support of Parts A and B is Part C which nominates Acceptable Solution relevant to each Sign Type.

This code also makes reference to signs that in certain instances are exempt development as specified in section 3.3 of this planning scheme.



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

CHAPTER 5 SIGNAGE CODE

This code will only apply in the instances when those signs are not exempt development. As an example, while bunting is referred to in this code, if it is installed for a duration that defines it as a Temporary Sign, it is exempt and not subject to the requirements of this code. However, if installed for a duration that defines it as an Advertising Sign, it is subject to the requirements of this code. Planning Scheme Policy No.9 – Signage, defines the different Sign Types that are each listed under an assessment category in Schedule 1 of that policy for the purposes of being referred to in Level of Assessment Tables for different Areas.

There are no Secondary Codes to this Code.

The manner in which this Code will apply to the different Levels of Assessment for different types and categories of Signage is as follows.

Exempt Development

Advertising Signs that are exempt development are not subject to the requirements of this code and are only controlled by the Council's Local Law.

Self Assessable Development

Some Advertising Signs are nominated in the Level of Assessment Table for a particular Area as Self Assessable development and are therefore subject to the requirements of this code. These signs, while controlled by this code, do not require approval for Operational Works if they comply with the relevant Acceptable Solutions in Part A of section 5. If unable to comply with these Acceptable Solutions, these signs become Code Assessable development unless stated otherwise in the Level of Assessment Table for a particular Area.

Advertising signs that are self assessable development are also required to comply with any requirements set out in the Council's Local Law. Any advertising sign also requiring approval under the *Building Act 1975* (or as otherwise amended) must comply with the requirements of that Act.

Code Assessable Development

Some advertising signs are nominated in the Level of Assessment Table for a particular Area as code assessable development and are therefore subject to the requirements of this code. These signs require approval from Council for Operational Works under this code. Any sign nominated as Self Assessable development but unable to satisfy any of the Acceptable Solutions for Self Assessable development also becomes Code Assessable development and requires an approval for Operational Works under this Code. These advertising signs are assessed against and required to comply with section 5 Part B of this code.



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

Any Advertising Sign that is Code Assessable development and unable to satisfy the Performance Criteria listed in this Code, is to be taken to be development that is not preferred in the City.

Impact Assessable Development

Sign Types nominated in the Level of Assessment Table for a particular Area as Impact Assessable development are not preferred at any time due to their impacts, or contribution to impacts, on the visual amenity of a locality or the City, and accordingly the City Image.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

3 Definitions

Advertising Sign: As defined in section 3.7 of this planning scheme.

Flashing Sign: As defined in section 3.7 of this planning scheme.

Freestanding Sign: As defined in section 3.7 of this planning scheme.

Illuminated Sign: As defined in section 3.7 of this planning scheme.

Maximum Sign Face Area: Determined in accordance with section 2 of Planning Scheme Policy No. 9 – Signage.

Moving or Variable Message Signs: Is an advertisement with a changing display, that may include a flashing sign and/or chasing bulbs. A 'Tri-vision' advertisement (where parallel segments rotate at intervals to change a display) are not a Moving or Variable Message Sign.

Sign: Means an Advertising Sign.

Sign Face Area: Is measured as either of the following;

- (a) Where the sign is attached to a building/structure or is freestanding, the Sign Face Area is measured from the outside edges of the sign; or
- (b) Where the sign is painted or applied directly to a surface, the Sign Face Area is measured from the outside edges of all graphics, measured in a straight line, and inclusive of all spaces and breaks between letters, words or images.

Sign Maintenance: As defined in section 3.7 of this planning scheme.

Sign Type: The definitions for the different types of Advertising Sign mentioned in this code as set out in Planning Scheme Policy No. 9 - Signage. The diagram or picture is also a part of the respective definition for each sign type as one example of the sign type.

Third Party Sign: As defined in section 3.7 of this planning scheme.

4 Explanation

This code sets out the requirements for Advertising Signs in Rockhampton City. Part C of Section 5 of this Code is divided in to 2 parts, Part C1 and C2. Part C1 sets out Acceptable Solutions for each Sign Type whereas Part C2 sets out Acceptable Solutions for each sign category. Any Advertising Sign nominated as Self Assessable development is only required to comply with the Acceptable Solutions listed in Part A. Advertising Signs that become Code Assessable development because they are unable to meet the Acceptable Solutions set out in Part A, are



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

assessed against the Performance Criteria of Part A of this code. The Performance Criteria and Acceptable Solutions in Part B of Section 5 of this code only apply to Advertising Signs stated in a Level of Assessment Table as being;

- (a) Code Assessable development, or
- (b) Impact Assessable development

except in those instance when an Advertising Sign becomes Code Assessable development because it does not meet the Acceptable Solutions set out in Part A for Self Assessable development.

Within Part C2 of this code is a "Sign Category List" that contains Acceptable Solutions for different categories of Advertising Signs. These Acceptable Solutions apply in addition to the Acceptable Solutions for each respective Sign Type in Part C1 and are to be treated as an extension to the list in Part C1. Part C2 of this code applies when an Advertising Sign of any Sign Type also falls within the definition of the Sign Category.

Example: A Ground Sign Type that is not illuminated needs to comply with Part C1, however if it were illuminated it would need to comply with the Acceptable Solution for the Illuminated Sign category in Part C2 also.

As stated in section 2 above and in Chapter 3 of this Planning Scheme, Temporary Signs are exempt development and therefore do not need to comply with the requirements of this code. Every type of Advertising Sign is defined in Planning Scheme Policy No. 9 – Signage.

Example: A Banner advertising a sale is displayed in a general location on a building for less than 14 days in a 3 month period. Therefore, the Banner is exempt from the requirements of this code. However, if it were displayed for a longer period of time it would be Assessable Development and unless nominated as Self Assessable development in the Level of Assessment Table for the Area where proposed, the Banner would require approval from Council.



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

5 Performance Criteria and Acceptable Solutions

PART A – SELF ASSESSABLE ADVERTISING SIGNS

Performance Criteria	Acceptable Solutions
<p>P1 Advertising signs are;</p> <p>(a) Of a size that does not adversely impact on the amenity or character of an area; and</p> <p>(b) Designed and located in a manner that is integrated into other development on the premises and does not dominate the visual impression of a premises; and</p> <p>(c) Constructed of durable materials; and</p> <p>(d) Located where they do not impede vehicle or pedestrian movements or reduce pre existing safety levels; and</p> <p>(e) Controlled in number and size to prevent a proliferation of unnecessary signage; and</p> <p>(f) only used as a Third Party Sign if¹:</p> <p>(1) in a Commercial or Industrial Area or Precinct; and</p> <p>(2) on private freehold land lawfully being used for a commercial or industrial purpose.</p>	<p>A1.1 The Sign complies with the Acceptable Solutions listed in Part C1 and Part C2 for the respective Sign Type or Sign Category.</p> <p>AND</p> <p>A1.2 The Sign is not constructed of cardboard, paper or plastic.</p> <p><i>Note. The intention is not to allow the use of any material that is capable of being torn by a person or damaged in a single rain event by water damage.</i></p> <p>A1.3 AND The Sign is maintained at all times on the premises by the owner of the premises to the same standard as it was when it was installed and secured to any supporting structure or device.</p> <p>A1.4 AND The Sign is not a Third Party Sign.</p> <p>A1.5 AND The maximum Total Sign Face Area for any premises is limited to the higher of the areas calculated using the following methods:</p> <p>(i) Boundary Length Method (refer to Planning Scheme Policy No. 9 – Signage)</p> <p>(ii) Building Elevation Method (refer to Planning Scheme Policy No. 9 - Signage)</p>

¹ There are unlikely to be any instances when Third Party Signage is Self Assessable development, however this clause has been included in the event that it is. Third Party Signage in most instances will be either Exempt or Impact Assessable development.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART A – SELF ASSESSABLE ADVERTISING SIGNS	
Performance Criteria	Acceptable Solutions
Heritage	
<p>P2 Advertising adjacent to or located on a place of heritage significance is designed and sited so as to;</p> <p>(a) be compatible with the heritage significance of the heritage place and not detrimentally impact its values or its setting; and</p> <p>(b) not obscure the appearance or prominence of the place when viewed from adjacent public or semi-public streets or open spaces, nor intrude into that place</p>	<p>A2 The Sign is not proposed;</p> <p>(i) on a premises; or</p> <p>(ii) on a premises that is adjacent to other premises;</p> <p>that is listed as a Heritage Place under the Planning Scheme Policy No. 4 - Heritage Register contained in this Planning Scheme or on the State Heritage Register.</p>



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

CHAPTER 5
SIGNAGE CODE



PART B – CODE ² OR IMPACT ASSESSABLE ADVERTISING SIGNS	
Performance Criteria	Acceptable Solutions
<p>P1 Advertising signage is;</p> <p>(a) located and is of a size that prevents any adverse impacts of Advertising Signage on;</p> <p>(1) the visual amenity or intent of an Area or stretch of road within its landscape, and</p> <p>(2) road or pedestrian user safety; and</p> <p>(3) the operations of the Rockhampton Airport;</p> <p>(b) designed and located in a manner that is integrated into other development on the premises and does not dominate the visual impression of a premises; and</p> <p>(c) constructed of durable materials; and</p> <p>(d) located where they do not impede vehicle or pedestrian movements or reduce pre existing safety levels; and</p> <p>(e) controlled in number and size to prevent a proliferation of unnecessary signage;</p>	<p><i>In partial satisfaction of P1</i></p> <p>A1.1 The maximum Total Sign Face Area for any premises is limited to the higher of the areas calculated using the following methods:</p> <p>(i) Boundary Length Method (refer to Planning Scheme Policy No. 9 – Signage)</p> <p>(ii) Building Elevation Method (refer to Planning Scheme Policy No. 9 - Signage)</p> <p>AND</p> <p>A1.2 Advertising signage along roads where the speed limit is 90km/hr or more is not located:</p> <p>(i) Within 200 metres of</p> <p>(1) an existing Advertising Sign or the approved location of any other proposed Advertising Sign, facing the one direction of travel, or</p> <p>(2) any constructed road intersection;</p> <p>AND</p> <p>(ii) Within 6 metres of a boundary of the parcel of land upon which it is to be erected.</p> <p>A1.3.1 AND Advertising signage is not located in a Residential Area or Residential Consolidation Area (but permitted in a commercial precinct within a Residential or Residential Consolidation Area);</p> <p>A1.3.2 OR Advertising signage in a Residential Area or Residential Consolidation Area is only for the purposes of a Home Based Business, Home Occupation or a Bed and Breakfast and complies with the Home Based Business and Home Occupation Code or the Bed and Breakfast Code, whichever is applicable.</p> <p>A1.3.3 OR Advertising signage in a Residential Area or Residential Consolidation Area is only for the purposes of advertising a lawful, non-residential land use on the same premises as the Advertising Sign that is existing or approved to be developed in the Area.</p> <p>A1.4</p> <p>AND</p> <p>Advertising Signage;</p> <p>(i) does not penetrate the Obstacle Limitation</p>

² Advertising Signs that are Code Assessable development because they do not meet the Acceptable Solutions in Part A are still assessed against Part A and not Part B.

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART B – CODE ² OR IMPACT ASSESSABLE ADVERTISING SIGNS	
Performance Criteria	Acceptable Solutions
	<p>A1.5 Surface of the Rockhampton Airport as identified on Airport Code Map 2 located within the Airport Code; or</p> <p>(ii) is no higher than the Height Limit stated on Planning Scheme Map 3</p> <p>AND</p> <p>A1.6 The Sign complies with the Acceptable Solutions listed in Part C1 and Part C2 for the respective Sign Type or Sign Category.</p> <p>AND</p> <p>The Advertising Sign complies with the Design Criteria specified in Planning Scheme Policy No. 9 – Signage applicable to the Sign Type or Sign Category.</p>
P2 Advertising signage is designed and constructed to avoid clutter and is compatible and consistent with, or enhances, the existing streetscape and City Image.	A2 No Acceptable Solution provided.
<p>P3 Advertising signage does not cause or contribute to a traffic safety hazard or a public safety hazard by way of;</p> <p>(a) not being constructed or located in such a way that the visibility of any traffic sign or street name is obscured to a vehicular road user; or</p> <p>(b) not being constructed or located in such a way that access to or from any building door, fire escape or fire hydrant is obstructed; or</p> <p>(c) being a distraction to the drivers of vehicles; or</p> <p>(d) complying with the</p>	<p>A3 <i>In partial satisfaction of P3</i></p> <p>Moving or variable message signs are not located:</p> <p>(i) adjacent to any road which has a regulated maximum traffic speed of more than 90km/hr; and</p> <p>(ii) within 100m of an intersection controlled by traffic signals or 50m of any other intersection.</p> <p><i>Note:</i></p> <p><i>Advertising Signs along or adjacent to a state controlled road may require an approval from the responsible state government department and should be referred to that government department. Where there is an inconsistency between the requirements of this code and the requirements of the responsible state government department (when and where they apply), the requirements of that department will prevail because the concerns of the department are safety orientated.</i></p>



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART B – CODE ² OR IMPACT ASSESSABLE ADVERTISING SIGNS

Performance Criteria	Acceptable Solutions
<p>minimum safety clearances in the <i>Electrical Safety Act 2002</i> and <i>Electrical Safety Regulation 2002</i>.</p>	
<p>P4 Signage is located to ensure that all members of the community have equitable access to advertising space in locations where it is intended, consistent and appropriate, having regard to the Intent of each Area or Precinct.</p>	<p>A4.1 Advertising signs that are displayed relate exclusively to:</p> <ul style="list-style-type: none"> (i) the name of the occupier of the building, or persons carrying on, conducting or practising therein any trade, business or calling; or (ii) the trade, business or calling then being so carried on, conducted or practised; or (iii) goods or commodities actually or ordinarily on sale or for hire in the normal course of business on the premises; or (iv) services actually or ordinarily available in the normal course of business on the premises; or (v) any combination of the above. <p>A4.2</p> <p>OR</p> <p>Advertising signage is proposed for the intention of being used for the purposes of Third Party Signage only if it is located in a Commercial or Industrial Area or Precinct and on private freehold land lawfully being used for a commercial or industrial purpose.</p> <p>A4.3</p> <p>OR</p> <p>A maximum of one (1) advertisement for each real estate agency on each road frontage is displayed on any premises indicating that the same are for sale or lease.</p> <p>A4.4</p> <p>OR</p> <p>One advertisement on a parcel of land on which a building is being or is to be erected giving particulars of such buildings and the names, addresses descriptions of the owner, architect, engineer, builder and other person(s) concerned in the erection of the building;</p>
<p>P5 Third Party advertising signs, do not;</p> <ul style="list-style-type: none"> (a) contribute to a proliferation of signage within the City; or (b) represent a duplication of other signage already existing; or (c) detrimentally affect 	<p>A5 No Acceptable Solution specified.</p>

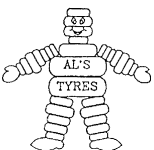
ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART B – CODE 2 OR IMPACT ASSESSABLE ADVERTISING SIGNS

Performance Criteria	Acceptable Solutions
the visual character or amenity of an Area, Precinct or a road including its associated landscape.	
Heritage	
P6 Advertising adjacent to or located on a place of heritage significance is designed and sited so as; (a) to be compatible with the heritage significance of the heritage place and not detrimentally impact its values or its setting; and (b) to not obscure the appearance or prominence of the place when viewed from adjacent public or semi-public streets or open spaces, nor intrude into that place	A6 The Sign is not proposed; (i) on a premises; or (ii) on a premises that is adjacent to other premises; that is listed as a Heritage Place under the Planning Scheme Policy No. 4 - Heritage Register contained in this Planning Scheme or on the State Heritage Register.

PART C1 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES


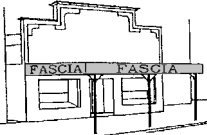
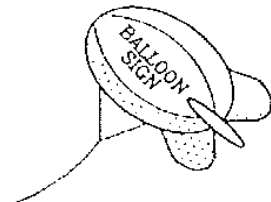
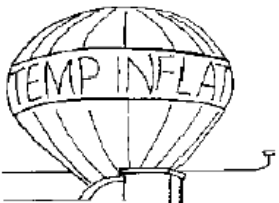
SIGN TYPES LIST

Specific Sign Type	Acceptable Solutions
3-Dimensional Sign 	(a) There is only 1 (one) 3-Dimensional Sign on any premises; and (b) Any sign only advertises a product or service available on the premises on which it is displayed; and (c) The sign has a maximum height that complies with the requirements for a Free Standing Sign as stated in Part C2 of this code.

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART C1 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES

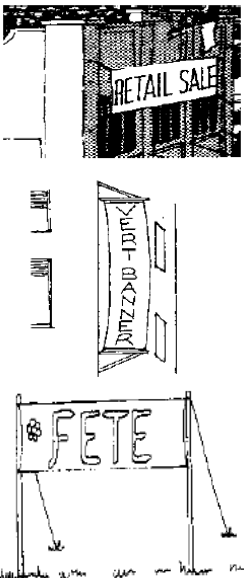
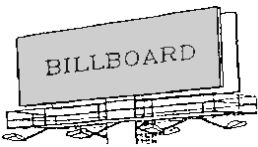
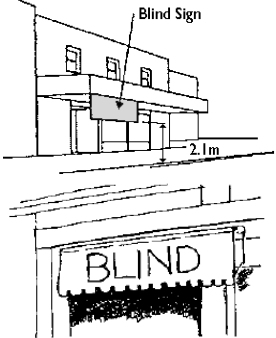
SIGN TYPES LIST

Specific Sign Type	Acceptable Solutions
Above Awning Sign 	<p>NOT PREFERRED</p>
Awning Fascia or Return Fascia Sign 	<ul style="list-style-type: none"> (a) The sign is fixed to the fascia of the awning and projects not more than 10cm from the fascia; and (b) The sign does not project above, below or to the side of the fascia outline.
Balloon/Kite Sign  	<ul style="list-style-type: none"> (a) the sign is only displayed for short term promotions (ie. discount sales, fetes etc) with the period of advertising not to exceed 1 month in any 3 month period; and (b) the sign is flown within the boundaries of the property and the height of the sign does not encroach into the Obstacle Limitation Surface of the Rockhampton Airport (as defined in the Airport Code); and (c) the application seeking a development approval for operational works is accompanied by a certificate from a structural engineer certifying the structural adequacy of the tie down and anchorage of the sign; and (d) a public risk policy to the value of \$10,000,000 or an amount as otherwise determined by Council, is taken out against any claims for damages or injury to any person or thing caused by the flying of the sign; and (e) There is a maximum of one (1) Balloon/Kite sign per premises; and (f) A Balloon has a maximum height of 7 metres when fully inflated and any Kite has a maximum surface area of 4m²; and (g) the sign is not secured to public property; and (h) the sign is displayed clear of any overhead power lines and in a position where if deflation occurs or the kite falls, the Balloon/Kite Sign will not fall onto adjoining properties or a road; and (i) any sign does not involve or use a non electric motor to keep it flown or inflated and any balloon used is a cold air balloon, all to reduce noise generation.

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART C1 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES

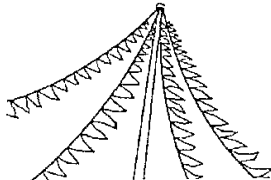
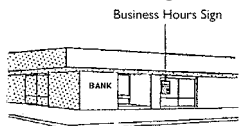
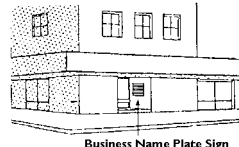
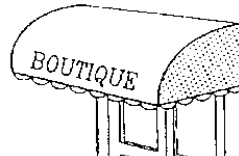
SIGN TYPES LIST

Specific Sign Type	Acceptable Solutions
Banner Sign 	<ul style="list-style-type: none"> (a) The sign face area does not exceed 8m²; and (b) the sign is displayed for short term promotions only (ie. Discount sales, fetes, etc) with the period of advertising not exceeding 1 month in any 3 month period; and (c) only one (1) sign is displayed on any one street frontage per premises; and (d) the sign is located only on the premises being advertised; and (e) adequate air holes are provided to enable the sign to withstand normal wind conditions and to prevent unnecessary forces acting on the supporting structure.
Billboard Sign 	<ul style="list-style-type: none"> (a) the sign face area is a maximum of 18m² per side; and (b) only one (1) Billboard Sign (double or single sided) is located on any one (1) premises; and (c) the sign complies with the design criteria for a Freestanding Sign as stated in Part C2 of this code; and (d) the sign is located to ensure that the back of the sign is not exposed to, or visible from, any public place; and (e) the sign is supported on single or multiple pylons to avoid unsightly back bracing; and (f) where visible to a public place, the area below the sign is landscaped with plants that have a mature height less than the height of the bottom of the sign above ground; and (g) regardless of whether the billboard is for first party or third party signage, there is a separation distance between billboards of at least 50 metres.
Blind Sign 	<ul style="list-style-type: none"> (a) the sign is consistent in colour and design with the awning, verandah or building on which it is attached in order that it compliments and does not detract from, the character of the building; and (b) the sign is made of a material that flexible in nature (such as canvas) and does not contain any solid face; and (c) the bottom of the sign is a minimum of 2.1m above the surface of the ground or footpath; and (d) the sign face area does not exceed 50% of the area of the blind.

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART C1 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES

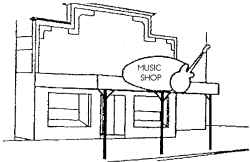
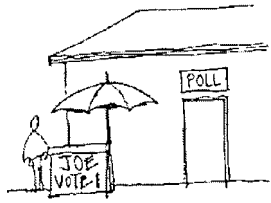
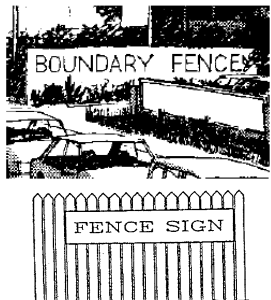
SIGN TYPES LIST

Specific Sign Type	Acceptable Solutions
Bunting 	<p>(a) Bunting is not erected above a public roadway; and</p> <p>(b) Bunting is displayed only in association with</p> <ul style="list-style-type: none"> • a Vehicle Showroom; or • an auction / sale of a premises, or • a fete, and <p>(c) Bunting for a fete or auction / sale is only erected up to two (2) weeks prior to the event and removed the following business day; and</p> <p>(d) the arrangement of Bunting on a premises is in an orderly manner, without proliferation; and</p> <p>(e) Bunting consists of quality material and is maintained to a high standard; and</p> <p>(f) Bunting is securely fixed to structures capable of the wind loadings; and</p> <p>(g) Bunting does not hang less than 2.6 metres above the ground.</p>
Business Hours Sign 	<p>(a) only one (1) sign is displayed per entry point; and</p> <p>(b) the sign face area of each sign does not exceed 0.25m² (typically 900mm x 280mm); and</p> <p>(c) the sign is fixed to a wall or glazed panel.</p>
Business Name Plate Sign 	<p>(a) only two (2) signs are displayed per entry point; and</p> <p>(b) the sign face area of each sign does not exceed 1m² except for a Home Occupation, Home Based Business or Bed and Breakfast which instead has a sign face area that complies with the Performance Criteria of the respective use code; and</p> <p>(c) Where a Business Name Plate Sign incorporates a Business Hours Sign, the sign face area does not exceed (b) above and the sign (despite (c) for a Business Hours Sign) is not required to be fixed to a wall or glazed panel.</p>
Canopy Sign 	<p>The sign face area of the sign does not exceed 25% of the canopy's surface area.</p>

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART C1 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES

SIGN TYPES LIST

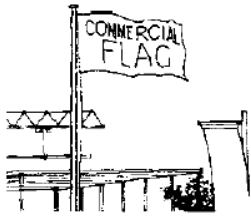
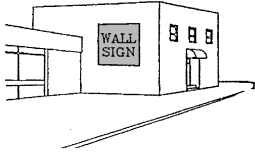
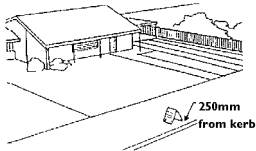


Specific Sign Type	Acceptable Solutions
Created Awning Sign 	<ul style="list-style-type: none"> (a) the sign is flush with the fascia of the awning; and (b) the sign does not detract from, or interfere with, the architectural appearance or design elements of the building; and (c) the sign does not project more than 600mm beyond the edges of the fascia to which it is attached; and (d) the sign is not longer than 50% of the length of the fascia to which it is attached and is centrally located on the fascia; and (e) the sign is not closer than 2.4 metres to the ground; and (f) the area of the sign extending beyond the fascia does not exceed 25% of the total area of the fascia.
Election Sign 	<ul style="list-style-type: none"> (a) the sign has a maximum sign face area of 1.2m² per premises with a maximum of one (1) sign per premises; and (b) the sign (other those mentioned in (f) below) is only erected in the window of a building that is the main local electoral office of any candidate, registered political party or group, or if necessary attached to the aforesaid building; and (c) the sign does not contravene any law of the State of Queensland or the Commonwealth of Australia relating to electoral advertising; and (d) the sign has clearly printed on it the name and address of the person who authorised the display; and (e) the sign is displayed for no more than six (6) weeks prior to the date of the election and no longer than one (1) week thereafter; and (f) candidates, registered political parties or groups are entitled to have one (1) additional Election Sign no more than fifty (50) metres from the entrance of each designated pre-polling and election day polling centre subject to: <ul style="list-style-type: none"> (i) the sign face area does not exceed 1.2m²; and (ii) the sign is not in a position that prevents, restricts or impedes public access to the pre-polling and polling centres;
Fence Sign 	<ul style="list-style-type: none"> (a) the sign face area of the sign does not exceed 3m²; and (b) the sign is no greater than 1 metre in height; and (c) the sign is flush with the fence and the top edge of the sign does not extend above the height of the fence at the location along the fence where the sign is affixed.

ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART C1 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES

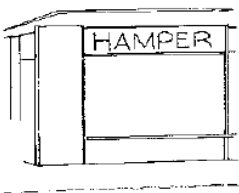
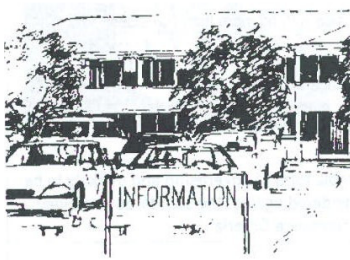
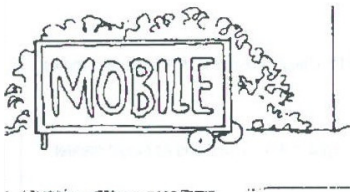

SIGN TYPES LIST

Specific Sign Type	Acceptable Solutions
Flag Sign 	<ul style="list-style-type: none"> (a) the Flag Sign has a maximum height of ten (10) metres; and (b) the pole or mast shall be structurally adequate to withstand any likely loadings, and (c) the sign is of a height that does not encroach into the Obstacle Limitation Surface of the Rockhampton Airport (as defined in the Airport Code).
Flush Wall Sign 	<ul style="list-style-type: none"> (a) the sign face area of the sign does not exceed 3m²; and (b) the sign is located only on a part of a wall that is otherwise blank and the sign does not cover any opening (eg. window) or building design element (eg. finery, articulated brickwork, etc); and (c) the sign projects a maximum of 12mm from the wall; and (d) the sign does not project beyond the property boundary; and (e) the sign does not project above the eaves or parapet of the wall or the external edges of the building element to which it is applied to.
Footpath Real Estate Sign 	<p>No Requirements.</p> <p><i>Note.</i> The sign will need approval to be located in the road reserve by the Council in an approval issued under the Council's Local Law and will need to be in accordance with any conditions attached to an approval issued under the Local Law.</p>
Footpath Sign 	<p>No Requirements.</p> <p><i>Note.</i> The sign will need approval to be located in the road reserve by the Council in an approval issued under the Council's Local Law and will need to be in accordance with any conditions attached to an approval issued under the Local Law.</p>
Footpath Spinning Sign	<p>No Requirements.</p> <p><i>Note.</i> The sign will need approval to be located in the road reserve by the Council in an approval issued under the Council's Local Law and will need to be in accordance with any conditions attached to an approval issued under the Local Law.</p>
Ground Sign 	<ul style="list-style-type: none"> (a) the sign face area is a maximum of 4m²; and (b) the sign has a maximum height of 1.5m above the finished ground level; and (c) only one (1) sign is erected per premises.

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART C1 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES


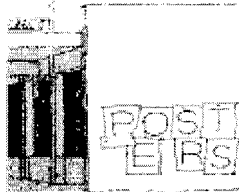

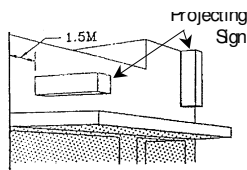
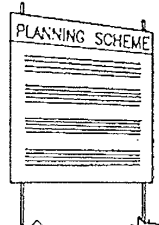
SIGN TYPES LIST

Specific Sign Type	Acceptable Solutions
Hamper Sign 	<ul style="list-style-type: none"> (a) the sign does not project more than 12mm from the external surface of the building; and (b) the sign has a minimum clearance of 2m above the surface level of the ground or footpath.
Information Board Sign 	<ul style="list-style-type: none"> (a) the dimensions of the sign do not exceed 2 metres in height and 1.5 metres in width; and (b) for any sign not located within road reserve, the sign is located within 1.5 metres of a common boundary between the land and road reserve in order that the sign is visible from public space (unless the signage is providing directions within a site and is therefore located wherever necessary within the site), and (c) any sign located within road reserve does not obstruct pedestrian or vehicular movements as well as access to infrastructure within the road reserve;
Mobile Sign 	<ul style="list-style-type: none"> (a) the face area of a Mobile Sign is not to exceed 2.7m²; and (b) for any sign not located within road reserve, the sign is not located in or on car parking spaces, site entrances or exits, landscaping areas or pedestrian pathways, and (c) any sign located within road reserve does not obstruct pedestrian or vehicular movements as well as access to infrastructure within the road reserve and is not located within 250mm of the back of the kerb line (or where there is no kerb line the edge of seal);
Newsagency Sign 	<ul style="list-style-type: none"> (a) the each sign has a maximum sign face area of 0.36m² (ie. 600mm x 600mm); and (b) (i) the sign is securely fixed to the wall of the building; or (ii) where the sign is to be located on the footpath (including tilted onto a wall, pole or the like) the sign complies with the design criteria for Footpath Signs excluding item (a).

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART C1 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES

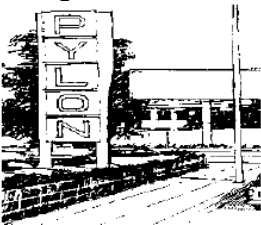

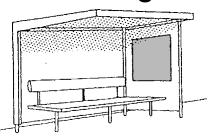
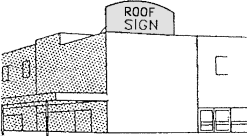

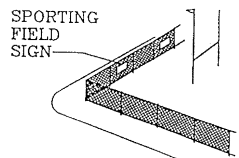
SIGN TYPES LIST

Specific Sign Type	Acceptable Solutions
Park Sign 	<ul style="list-style-type: none"> (a) The sign is erected only within or on the boundary of any area of parkland; and (b) If the sign is proposed by a sporting club, the sporting club must carry out their activities within the area of parkland; and (c) The sign is not located within 5 metres of any part of the parkland used for an active sport or recreation purpose; and (d) Sponsor's messages on the sign do not represent more than 50% of the face area of each sign.
Poster Sign 	<p>Not Preferred</p>
Projected Image Sign 	<p>Not Preferred</p>
Projecting Sign 	<ul style="list-style-type: none"> (a) the sign is located at a minimum clearance of 3m above the surface level of the ground or footpath; and (b) the sign is located no closer than 1.5m to an adjoining allotment boundary; and (c) the sign; <ul style="list-style-type: none"> (i) is located no closer than 500mm from the kerb alignment with a maximum vertical dimension of 600mm; or (ii) does not exceed a vertical dimension of 7.5 metres with a maximum width of 750mm; and (d) the sign does not project above the roof line of the building. <p><i>Note. A combination of C(i) and C(ii) is not permitted as they are mutually exclusive of each other as Acceptable Solutions.</i></p>
Public Notification Sign 	<p>No Requirements.</p> <p><i>Note. The sign is still required to comply with the requirements of the relevant legislation that requires the display of the public notification sign.</i></p>

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART C1 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES

SIGN TYPES LIST


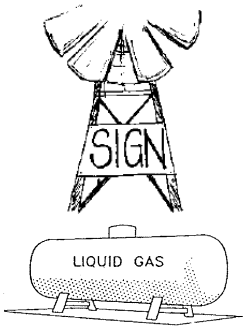
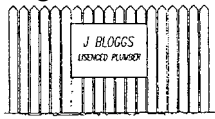
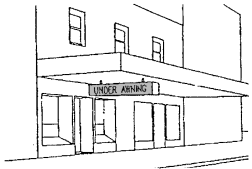

Specific Sign Type	Acceptable Solutions
Pylon Sign 	<ul style="list-style-type: none"> (a) the sign face area does not exceed 18m² per side; and (b) the sign complies with the design criteria for a Freestanding Sign as stated in Part C2 of this code; (c) the sign is supported on single or multiple pylons to avoid unsightly back bracing; and (d) the area below the sign is landscaped with plants that have a mature height less than the height of the bottom of the sign above ground; and (e) regardless of whether the pylon sign is for first party or third party signage, there is a separation distance between pylon signs of at least 50 metres.
Real Estate Sign 	<ul style="list-style-type: none"> (a) the sign face area of each sign does not exceed 1.2m²; and (b) only one (1) sign is displayed per real estate agent, per street frontage, per premises; and (c) the sign is within the boundaries of the property being advertised or affixed to a fence located on the property boundary of the premises being advertised; and (d) the sign is removed not more than seven (7) days after; <ul style="list-style-type: none"> (i) the transfer of the property to its new owner, or (ii) the property is leased to a tenant.
Road Reserve Sign 	<p>No Requirements</p>
Roof Sign 	<ul style="list-style-type: none"> (a) The sign is not more 2.5m in height and does not extend above the maximum permissible height for development on the site; and (b) The sign is integrated with and compliments the design of the building; and (c) There is only one (1) roof sign on the premises.
Sign Written Roof Sign 	<p>NOT PREFERRED in all instances, especially if the sign is greater than 10m² in area or greater than 50% of the area of the roof.</p>
Sporting Field Fence Sign 	<ul style="list-style-type: none"> (a) the sign is a maximum of 1.2m in height; and (b) the sign faces inwards towards the sporting field and the back of the sign if exposed to the street is painted dark green or black.

ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART C1 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES


SIGN TYPES LIST

Specific Sign Type	Acceptable Solutions
Stallboard Sign 	<ul style="list-style-type: none"> (a) the sign does not project more than 12mm from the external surface of the building; and (b) the sign does not project over or in front of a window glaze; and (c) the sign has a flush surface without projections of any type; and (d) the sign is made of a material or product that is water resistant.
Structure Sign 	<ul style="list-style-type: none"> (a) the sign face area does not exceed 3m²; and (b) the sign does not cover more than 25% of the area of the structure. To remove any doubt, the area of a structure is measured within the boundaries of the structure (i.e. its outline) and includes any open space (eg the open space between 2 structural supports); and <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p><i>Example: If the structure from one angle has an area of 4m², the maximum sign face area from that same angle is 1m². If at another angle, the same structure had an area of 8m², the maximum sign face area visible from that same angle is 2m².</i></p> </div> <ul style="list-style-type: none"> (c) the sign projects no more than 12mm from the external surface of the structure and does not project beyond the edges of the structure.
Trade Sign 	<ul style="list-style-type: none"> (a) the sign face area is a maximum of 1.0m²; and (b) the sign is only displayed for the duration of works carried out on the site and is removed on completion.
Under Awning Sign 	<p>The sign;</p> <ul style="list-style-type: none"> (a) is orientated at right angles to the building; and (b) has a minimum clearance of 2.5 metres between the sign and the footpath; and (c) is centrally located along the frontage of each shop or tenancy and in the case of an arcade, may also be located above the arcade entrance; and (d) is no closer than 3 metres to any other under awning sign; and (e) is no closer than 1.5 metres to the alignment of an awning or verandah return fascia or the alignment of another shop or tenancy; and (f) is not longer than 75% of the width of the awning or verandah to which it is attached with a maximum size of 0.6m high x 2.4m long x 0.2m in depth; and (g) does not project beyond the awning or verandah.
Vehicle Sign 	<p>NOT PREFERRED</p>

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART C1 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES

SIGN TYPES LIST

Specific Sign Type	Acceptable Solutions
Window Sign 	The sign does not result in; (a) that part of the ground floor windows between 0.8 metres and 2 metres above the floor level; or (b) any non ground floor window being more than 25% opaque



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PART C2 – ACCEPTABLE SOLUTIONS FOR ALL SIGN TYPES

SIGN CATEGORY LIST

Specific Sign Category	Acceptable Solutions																		
Flashing Sign	(a) A minimum of 10% of the sign is illuminated at all times when the illumination of the sign is in operation and it is flashing;																		
Freestanding Sign	(a) the maximum height does not exceed that stated in Planning Scheme Policy No. 9 - Signage unless otherwise stated in this code; (b) the minimum spacing between any two Freestanding Signs on a premises is not less than the combined height of both signs multiplied by a factor of 2 (ie, a premises with two signs 6.0m and 3.0m in height will require a spacing of 18m); (c) the sign is not located closer than 3 metres to any side property boundary; (d) the sign face area of a Freestanding Sign does not exceed 35% of the Maximum Sign Face Area using the Boundary Length Method. To remove any doubt, three (3) or more signs on a premises will represent the Maximum Sign Face Area.																		
Illuminated Sign	(a) light does not spill beyond the site and/or create a nuisance to any adjoining property in accordance with the Environmental Nuisance by Noise and Light Code ; (b) the advertising sign is designed and operated so as to ensure the amenity of an area is not detrimentally affected; (c) the intensity of any artificial light is maintained at a level to ensure any passing traffic is not blinded or otherwise distracted; (d) The luminance of an externally or internally illuminated sign (measured in candelas per square metre) does not exceed the levels shown below; <table border="1" data-bbox="620 1391 1353 1771"> <thead> <tr> <th>Location</th><th>Max Luminance</th></tr> </thead> <tbody> <tr> <td>Commercial Area</td><td>500cd/m²</td></tr> <tr> <td>Commercial Precinct within a Residential Planning Area</td><td>350cd/m²</td></tr> <tr> <td>Industrial Planning Area</td><td>350cd/m²</td></tr> <tr> <td>Residential Planning Area</td><td>300cd/m²</td></tr> <tr> <td>Residential Consolidation Planning Area</td><td>300cd/m²</td></tr> <tr> <td>Rural Planning Area</td><td>300cd/m²</td></tr> <tr> <td>Special Use Planning Area</td><td>300cd/m²</td></tr> <tr> <td>Environmental Protection Planning Area</td><td>300cd/m²</td></tr> </tbody> </table>	Location	Max Luminance	Commercial Area	500cd/m ²	Commercial Precinct within a Residential Planning Area	350cd/m ²	Industrial Planning Area	350cd/m ²	Residential Planning Area	300cd/m ²	Residential Consolidation Planning Area	300cd/m ²	Rural Planning Area	300cd/m ²	Special Use Planning Area	300cd/m ²	Environmental Protection Planning Area	300cd/m ²
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