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1.0 EXECUTIVE SUMMARY

1.1 BACKGROUND

Rockhampton Regional Council is presently developing the Northeast Parkhurst Master Plan which will include a review of existing planning controls. To inform the Master Plan of the most appropriate urban design guidelines in view of Council's objectives for an area designate for future residential growth, together with the revitalisation of the surrounding area, Council appointed a team of independent consultants to undertake a range of studies focusing on urban design, traffic, environment, engineering, stormwater, community and heritage considerations.

Wolter Consulting Group Pty Ltd (WCG), Gall & Medek Architecture, Ecological Australia, WaterTech, and Lambert & Rehbein – the 'WCG Project Team' were commissioned in February 2009 to undertake a detailed urban design Master Plan for the 'Parkhurst Northeast' Area 1. It is noted that although the master planning is for Area 1 only at this stage, the master planning for Area 1 will include a wider 'buffer' area showing the links with the surrounding broader area – refer to **Figures 1 and 2**. Area 1 comprises a range of land uses including residential, environmental protection, special use and commercial (refer to **Appendix A**). The future land use development within Area 1 will be guided by the 'Northeast Parkhurst Master Plan' (NEPMP).

The purpose of the NEPMP is to provide a detailed local planning framework for the area, to build on the Parkhurst and Yeppoon Road Corridor Structure Plan. The purpose of the NEPMP is to analyse the urban context and articulate Council's vision for this precinct within a series of timeframes. It also introduces new objectives, principles and design guidelines for future development within the precincts forming the NEPMP, having due regard for the surrounding context in the adjoining precincts. To give this effect, the surrounding land uses have been generally considered from an urban design perspective.



FIGURE 1 – NORTHEAST PARKHURST IN CONTEXT (SOURCE: GOOGLE MAPS)

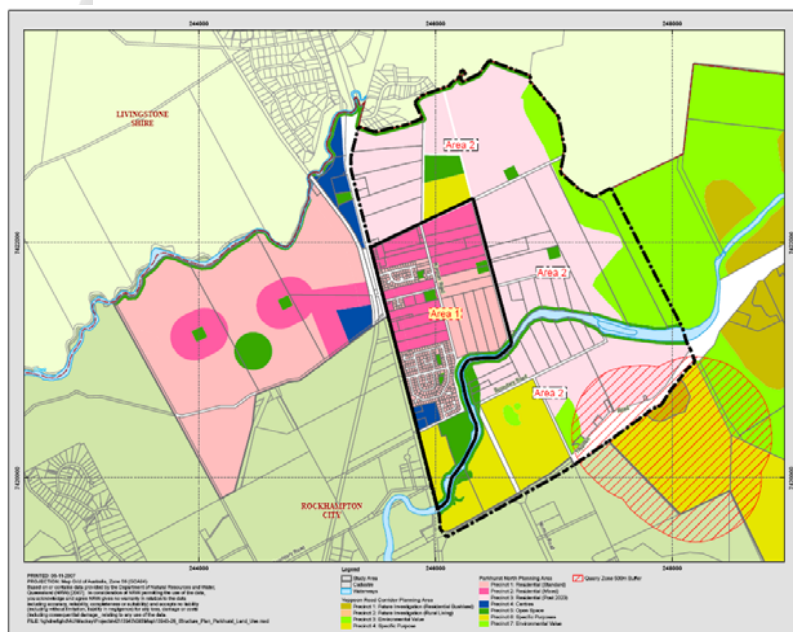


FIGURE 2 – 'AREA 1' OF NEPMP (SOURCE: GHD, 2007)

Extensive community and stakeholder consultation has informed the NEPMP vision, objectives and outcomes, and assisted in the contextual analysis and identification of site opportunities. The consultation has shown that there is an immediate need for action to identify areas for future growth within areas of the Parkhurst Northeast area.

The NEPMP provides a comprehensive and integrated approach for future redevelopment with guidance as to the land use, form, scale and phasing of developments that will be acceptable.

1.2 KEY OUTCOMES

The NEPMP provides detailed urban design guidelines required to rejuvenate and protect the amenity of this precinct. It is also intended to realise the community's vision that Parkhurst have housing choice supported by community facilities. To achieve this, a number of primary 'objectives' have been identified and/or reinforced:

- Create a permeable network of roads which caters for all modes of transport including green transportation options i.e. public transportation, walking and cycling;
- Promote land use designation that promotes a diversity of housing choice;
- Provision of green space spines to create pedestrian friendly streetscapes connecting all precincts within the NEPMP;
- Provision of 'water sensitive urban design' (WSUD) areas to assist in the treatment of stormwater. These areas will comprise of WSUD principles, in particular grassed swales to offer an alternative to the traditional conveyance approach to stormwater management;
- Create a new left-in/left-out access street between Alfred Road (Area 2) and Yaamba Road (west). This connector road will comprise pedestrian crossings to improve safety will provide additional access to the precincts within Area 1 and the future Area 2;
- Remove through traffic from Rachel Drive, Mason Avenue and Jones Street to reduce pedestrian/vehicular conflict on Yaamba Road; and

- Incorporate parkland areas with maximum surveillance opportunities in accordance with the crime prevention through environmental design (CPTED) principles;
- Promote a holistic community with a mix of age groups, lifestyles and cultures by introducing Residential (Mixed Density) land parcels (primarily located along public transport routes and /or in close proximity to greenspace);
- Promote strong linkages, both physical and visual particularly where the Residential (Mixed Density) land parcels are allocated;
- Provision of clear, direct access to the various precincts. McMillan Avenue will act as a well-defined pedestrian boulevard. The design of this avenue as a 'boulevard' is a practical solution to improving pedestrian access to the waterway corridor, improving pedestrian way-finding and providing a safe and interesting journey within the proposed master plan;
- Create a possible slip lane along a portion of Yaamba Road to provide a buffer for residents from any increase in traffic and to provide safe access to the existing lots fronting Yaamba Road;
- Provision of Residential (Mixed Density) land density designations adjoining Yaamba Road to act as a buffer to the remainder of the Area 1 and subsequent Area 2;
- Enhance pedestrian accessibility, circulation and way finding by creating a 10 – 15m greenspace spine along McMillan Street to provide a buffer for residential land uses and to provide and promote pedestrian and cycle linkages throughout the NEPMP;

- General improvements to the public open space are also recommended to improve the amenity of the NEPMP, including short and long term landscaping, public open space and built form guidelines, and short and longer-term transport, circulation and environmental strategies.

Council's unique landholdings in the NEPMP, which includes the Heritage Village, combined with the use of Council land on McMillan Avenue in support of the natural greenspace area, suggest the possibility of further consideration to additional commercial / community facilities within the adjoining Area 2. This would enhance the functionality of the NEPMP by making it a truly 'walkable' area.

1.3 PLANNING INSTRUMENT IMPACTS

It is intended that when adopted, the NEPMP will supersede any conflicting objectives, principles and requirements of the Rockhampton Regional Council Planning Scheme until the Design Guidelines and the NEPMP are fully integrated.

2.0 INTRODUCTION

2.1 PARKHURST/YEPPON ROAD CORRIDOR STUDY AREA

As detailed in the Parkhurst and Yeppoon Road Corridor Planning Study prepared by GHD (2007), the Study Area comprises three planning areas defined in the Rockhampton City Council Planning Scheme 2005 ('City Plan') being the:

- Parkhurst East Residential Area;
- Parkhurst Future (Post 2015) Residential Area; and
- Yeppoon Road Corridor Environmental Protection Area.

The northern and eastern edges of the Study Area are defined by the boundary between the former Local Government areas of Rockhampton City and Livingstone Shire, including Ramsay Creek at the northern edge of the Parkhurst area. The southern edge of the Study Area falls along the upper northern slopes of the Mount Archer area and the western end of Yeppoon Road in the vicinity of the Central Queensland University. The intersection of Yeppoon Road and Yaamba Road (the Bruce Highway) is the southwest corner of the Study Area. Yaamba Road forms the western boundary of the Study Area as far north as the intersection with William Palfrey Road. The western extent of the Study Area is then defined by three larger land parcels west of Yaamba Road and bound by Ramsay Creek, property boundary to the west and William Palfrey Road and the northern edge of the Parkhurst Industrial Area.

Other elements of this Planning Study provide a description of various features of the Study Area including:

- Transport network;
- Services infrastructure;
- Community infrastructure and services; and
- Physical features and characteristics (environmental values, physical features and landscape and land use).

2.2 PARKHURST AND YEPPON ROAD CORRIDOR STRUCTURE PLAN

Rockhampton Regional Council adopted the Parkhurst and Yeppoon Road Corridor Structure Plan on 4 December 2007.

The purpose of this Structure Plan was to provide a broad framework for development and identify future land uses and relevant key infrastructure for accommodating future growth in the Parkhurst East Residential, Parkhurst (Post 2015) Residential and the Yeppoon Road Corridor Environmental Protection Planning Areas of the Rockhampton City Plan. The development of the Structure Plan emanated from the current Rockhampton City Plan provisions for the study area which does not reflect the development pressures in the area, mostly due to higher than projected population growth and land take-up rates.

The area is intended to accommodate future urban (particularly residential) growth of Rockhampton City, and is intended to primarily accommodate a mixture of residential uses with retail, community and open space uses aimed at servicing the needs of the area's population. While in the area west of Yaamba Road, developers are in the process of drafting master plans (for Edenbrook and North Parkhurst) to guide detail development, this has not occurred to the east of Yaamba Road, where land ownership is more fragmented and development may potentially occur in an ad-hoc fashion. In order to achieve more coordinated and integrated development in this area, further detailed Master Planning was identified as required.

The NEPMP will *inter alia* include more detailed land use planning and infrastructure planning for the area, and will be an important source document for the finalisation of the Priority Infrastructure Plan for the area. The master planning for the area will aim to achieve the following objectives:

- Realise the strategic vision of the Parkhurst and Yeppoon Road Corridor Structure Plan;
- Realise the potential growth corridor for land uses identified within the Parkhurst and Yeppoon Road Corridor Structure Plan;
- Resolve the potential future conflicts between traffic, parking, pedestrian and cycleway networks;
- Meet the needs of the local community in terms of community infrastructure;
- Provide a framework for effective infrastructure provision;

- Enhance the environmental qualities of the site whilst ensuring a proper balance between conservation and development;
- Review the applicable policies and codes of the Rockhampton City Plan;
- Seek a reasonable balance between private investment opportunity and public works expenditure;
- Guide the development of Codes and Policies specific to the subject area; and
- Provide effective planning controls under the planning scheme to manage development and implement the planning framework.

2.3 NORTHEAST PARKHURST MASTER PLAN (NEPMP) 'AREA 1'

NEPMP Area 1 includes land located between Yaamba Road (Bruce Highway) and McMillan Avenue, Olive Street to the North and Limestone Creek to the South – refer to **Figure 2** and **3**.



FIGURE 3 – AERIAL PHOTOGRAPH OF NORTHEAST PARKHURST 'AREA 1' (SOURCE: GOOGLE EARTH)

2.4 NORTHEAST PARKHURST MASTER PLAN (NEPMP) PURPOSE

The purpose of the NEPMP is to provide a detailed local planning framework for the area, to build on the Parkhurst and Yeppoon Road Corridor Structure Plan by guiding future development and enabling a positive vision for NEPMP to be realised. The fundamental aims are to provide for protection of amenity, create a strong identity, and a sense of place.

The NEPMP establishes the contextual relationship of the NEPMP to its wider context. It establishes a time limited schedule for development timing; building form and sunlight protection controls; pedestrian and vehicular access and circulation, and other operational requirements to resolve the many issues which have been identified within Council.

The NEPMP will guide Council to allocate its own resources strategically; determine building and subdivision applications; and stimulate new development and public infrastructure, both before and after the implementation of the NEPMP.

2.5 VISIONS AND OBJECTIVES

The vision for the NEPMP, which emerged during the analysis and subsequent consultation stage was:

'...to encourage housing diversity and choice within an integrated urban environment comprising large areas of useable greenspace and a good range of accessible services and facilities.'

A number of objectives were identified and agreed by Council prior to commencement of the master plan analysis. These were to:

- Create a distinct identity for the NEPMP – a sense of place;
- Create greater housing choice and diversity to cater for a range of user needs within the NEPMP;
- Improve the existing urban environment of NEPMP;
- Enhance the access to public transport systems and minimise pedestrian/vehicular conflict;
- Strengthen the north-south and east-west pedestrian routes; and
- Promote a 'green' urban environment, including consideration of planting for sun and wind protection and energy efficient buildings; and
- Promote development that ensures environmentally sustainability issues are addressed with regard to climate control, water and energy usage.

Additional study objectives, which were identified during the consultation phase, include the following:

- Improve community facilities and services; and
- Improve the existing road network.

2.6 NORTHEAST PARKHURST MASTER PLAN (NEPMP) PLANNING PROCESS

The Northeast Master Planning process was conducted in three stages as set out in the WCG's brief:

'...analysis', 'consultation' and 'evaluation and recommendations'.

2.6.1 ANALYSIS

The tasks involved in the 'Analysis Stage' were as follows:

- Confirm the growth expectations and infrastructure requirements.
- Review and establish the key constraints and opportunities.
- Data on the current built form, environment, streetscape and pedestrian amenity was collated and analysed. Potential opportunities for the Northeast Parkhurst area were identified and strategies for urban design improvement were generated to facilitate discussions amongst stakeholders in stage two;

- Council's initiative to introduce a new residential mix into the Northeast Parkhurst area and the potential to improve pedestrian routes and access to public transport were given particular attention.

2.6.2 CONSULTATION

In preparing the Draft Northeast Parkhurst Master Plan (NEPMP), the consultation process involved (2) key phases, these being:

- *Phase 1 – Internal Stakeholder Consultation* – This phase involved meetings with key internal stakeholders meetings on set days to help formulate the key features of the Draft NEPMP; and
- *Phase 2 – Public Exhibition* - This phase involved the public exhibition of the Draft NEPMP with key stakeholders including Rockhampton Regional Council Planning Officers and Councillors, landowners, residents and developers.

2.6.2.1 INTERNAL STAKEHOLDER CONSULTATION

As part of the 'Consultation Stage', meetings, discussions and structured workshops were held with the key stakeholders (internal) as follows:

- Rockhampton Regional Council Officers (from all internal Departments); and
- Fitzroy River Water (FRW); and
- Other key agencies.

2.6.2.1 PUBLIC EXHIBITION

As part of the 'Consultation Stage' a public exhibition was held with the following:

- Rockhampton Regional Council Councillors;
- Rockhampton Regional Council Planning Officers;
- Parkhurst community groups; and
- Parkhurst landowners.

The public exhibition held on the 16th May 2009 comprised (2) key components, namely:

- Discussion of the constraints and issues analysis of the area within Area 1 of the Northeast Parkhurst Master Plan (NEPMP) area, including a gap analysis of the existing planning scheme and planning instruments; and
- Review of proposed amendments to the NEPMP in response to the key issues raised as part of the master planning process (i.e. the public exhibition).

WCG chose a consultative approach that allowed key stakeholders to play a greater role in decision making about design, development and planning as it was clear that many key stakeholders have assumed 'ownership' of the environment, their neighbourhood and public infrastructure and services. A number of key stakeholders had a high level of interest in the NEPMP and in some cases were savvy, vocal and organised.

It was therefore critical that a broad range of stakeholder views contribute to the decision making process. Our public exhibition approach aimed to meet this challenge to deliver a positive outcome for all parties by engaging with key stakeholders to proactively identify, consider and respond to a representative range of issues and opportunities. To achieve this, our process:

- Provided clear, consistent information to relevant stakeholders (Inform);
- Proactively sought input to options development and assessment from the broader community and key stakeholder groups (Consult);
- Anticipated, identified and managed issues and opportunities through early and ongoing engagement (Issues and Opportunities);
- Considered stakeholder input in the decision making process (Address);
- Informed stakeholders of outcomes (Report Back).

There were (9) submissions received in response to the Draft NEPMP as presented at the public exhibition at the Heritage Village on Saturday 16th May 2009. The submissions that were received are included in **Appendix B** of this report.

2.6.2.1 SUBMISSIONS ON FEEDBACK FORMS

The below points are a summary of the issues raised as part of the public exhibition facilitated by WCG at the Heritage Village on Saturday 16th May 2009. Contained in **Appendix B** of this report is a copy of these feedback forms.

GENERAL COMMENTS IN SUPPORT

1. Support that the Draft NEPMP considers the existing environment;
2. Support that the master planning process is considering the existing residents opinions and is not being dictated by developers;
3. Support of a shopping centre coming to the area;
4. Support regarding the green space areas designated on the Draft NEPMP;
5. Support regarding the detail and thought that has gone into the Draft NEPMP; and
6. Pleased to see improvements to the eastern side of Norman Road.

ISSUES / CONCERNS

1. Limestone Creek is a picturesque waterway and future works should consider the provision of visitor walkways, bikeways and fauna corridors from the Bruce Highway to the end of Boundary Road;
2. Area focused on as part of the master planning process should have been a much greater area;
3. A feeder road should be introduced to connect Olive Estate, Rockyview Park and Paramount Park to Area 1 (i.e. the area of focus for this master planning process);
4. The above feeder road would be better aligned to Boundary Road and not McMillan Avenue as this could then be connected up to Yeppoon Road (i.e. the existing road corridor);
5. Concerns as to whether the infrastructure required for the growth of the area is to be constructed by Council or the developer (i.e. sewer, water, road network);

6. Concern that the shopping centre will introduce additional cars to the area and that suitable provision is made for these additional cars with regard to car parking and overflow of car parking onto the local streets;
7. Concern by the loss of bushland;
8. Increased management of stormwater required in the short term. As stormwater currently crosses Norman Road and then flows into Weatherall Street, there is a build up of water and the current drains do not have capacity to deal with this build up. As such, there are certain properties that are affected and are in constant danger of being flooded when it rains.

The below table identifies the way forward in response to the concerns raised on the feedback forms.

TABLE 1 – WAY FORWARD FOR AREAS OF CONCERN

WAY FORWARD	TIMING
<p>1.</p> <p>As part of the master planning process, a Development Code for NEPM 'Area 1' is currently being prepared to guide future development to ensure that land immediately adjacent to Limestone Creek is protected and where possible enhanced.</p> <p>For example, development will not be permitted in the Open Space Precinct, in particular the Sub-Precinct 3(a) - Natural Environment. The level of assessment table for this sub-precinct will only allow development that is for the provision of visitor walkways, bikeways and fauna corridors (i.e. from the Bruce Highway to the end of Boundary Road).</p>	Short Term
2.	

WAY FORWARD	TIMING
<p>As part of the GHD Planning Study for Parkhurst and Yeppoon Road Corridor (2007) and the subsequent Structure Plan for the Parkhurst and Yeppoon Road Corridor (2007), it was identified that only part of the Northeast Parkhurst area was required for the expected growth up until 2015.</p> <p>As such, the study area was divided into (2) areas – 'Area 1' and 'Area 2'. Development of land in 'Area 2' is not being undertaken as part of this master planning process and is likely to take place post 2015 (i.e. once the development of 'Area 1' has been undertaken).</p>	Short Term
<p>3.</p> <p>Works to be undertaken outside of 'Area 1' (i.e. 'Area 2') will be subject to further investigation and community consultation as part of the master planning process for Northeast Parkhurst ('Area 2'). When the master planning process for 'Area 2' is being undertaken, there may be an option to introduce a feeder road to connect Olive Estate, Rockyview Park and Paramount Park to 'Area 1'. As identified in the Structure Plan for the Parkhurst and Yeppoon Road Corridor (GHD, 2007), development of land in 'Area 2' is not being undertaken until post 2015.</p>	Long Term
<p>4.</p> <p>The GHD Planning Study for the Parkhurst and Yeppoon Road Corridor (2007) included an overview of the traffic and transport provisions for the region. This was then reflected in and built upon as part of the Structure Plan developed by GHD in December 2007. Subsequent to the development of the Structure Plan for the Parkhurst and Yeppoon Road Corridor (GHD, 2007), a Traffic Study was undertaken by ARUP (2008) on behalf of Rockhampton Regional Council. This Traffic Study looked at the road network needs for the entire Rockhampton Region in the future. The findings of this Traffic Study (ARUP, 2008) were adopted by Council in September 2008 as a planning guideline to inform the assessment of development applications until such time as the findings of the study are</p>	Long Term

WAY FORWARD	TIMING	WAY FORWARD	TIMING
<p>incorporated into the City Plan through the Priority Infrastructure Planning Process.</p> <p>The principle difference between the "pre" and "post" 2020 periods in the Structure Plan for the Parkhurst and Yeppoon Road Corridor (GHD, 2007) lies in the development of a "post 2020" north-south Urban Arterial that effectively joins Norman Road from the south of Limestone Creek to a McMillan Avenue to the north. This urban arterial level road effectively forms the eastern boundary of the subject land and would provide an important future north-south role as 'Areas 1 and 2' develop in the future. This urban arterial level road would provide a reasonable alternative to the Bruce Highway for north-south access. The Traffic Study undertaken by ARUP (2008) confirms that this significant north south route would not be warranted until well into the future (nominally 2016-2021). It is likely that further advancement of the development of 'Area 2' would be required to develop this need. In the interim, access to the Bruce Highway would need to be addressed.</p>		<p>Rockhampton Regional Council Planning Scheme, in particular the provisions regarding traffic, car parking, amenity and noise.</p> <p>In addition, as part of the approval process, Council would have required that the developer undertake the public notification process in accordance with the <i>Integrated Planning Act 1997</i> and the Integrated Development Assessment System (IDAS). As such, any concerns that the shopping centre would introduce additional cars to the area and that suitable provision is made for these additional cars with regard to car parking and overflow of car parking onto the local streets should have been raised as part of the public notification process.</p>	
<p>5.</p> <p>The infrastructure required for the growth of Northeast Parkhurst will be constructed by Council with significant monetary contributions (in the form of infrastructure charges) made payable by the developer (i.e. sewer, water, road network). This is how development currently occurs within the Council.</p>	Intermediate Term	<p>7.</p> <p>The NEPMP has identified a significant amount of land surrounding Limestone Creek to be retained as part of the development of Northeast Parkhurst ('Area 1'). As can be seen on the NEPMP, this land is identified in Precinct 3(a) – Natural Environment. As detailed in the NEPMP Report, land identified within Precinct 3(a) – Natural Environment will contribute to the scenic, landscape and open space character of the city of Rockhampton and immediate area of Northeast Parkhurst. Existing vegetation will be retained where possible and will contribute to the dense screening of residential uses.</p> <p>The intent of the Natural Environment Sub-Precinct 3(a) is to protect and where possible, enhance the key areas of native vegetation, existing habitats and water quality whilst culminating in aesthetic and recreational benefits to prospective residents and the community as a whole. The Natural Environment Sub-Precinct 3(a) makes a significant contribution to the local character and overall visual amenity of the Northeast Parkhurst 'Area 1' by retaining and where possible enhancing the usability of the existing vegetation within the area. As such, it is considered that existing bushland will be retained where adjoining Limestone Creek.</p>	Short Term
<p>6.</p> <p>The Shopping Centre to be constructed along Boundary Road is a development that had already been approved prior to the master planning process for Northeast Parkhurst ('Area 1') being undertaken. As the approval for the shopping centre has been issued, Council would have raised any issues relating to car parking demand and any overflow as part of the IDAS approval process. For an application to be approved, it must generally comply with all of the planning provisions set out in the</p>	Short Term		

WAY FORWARD	TIMING
<p>8.</p> <p>The WSUD Sub-Precinct 3(b) has identified significant areas of land that are imperative to the management and treatment of stormwater within the NEPMP 'Area 1'. Development within the WSUD Sub-Precinct 3(b) will need to explore WSUD principles, in particular grassed swales to offer an alternative to the traditional conveyance approach to stormwater management.</p> <p>Through the implementation of the above WSUD principles into the development of 'Area 1', increased management of stormwater within the area so the properties to be affected will be minimised.</p>	<p>Short Term</p>

***Note:** For the purpose of the above recommendations, the 'proposed timing' timeframes are generally as follows:*

Short Term – (1) – (5) years i.e. will be addressed as part of the NEPMP (Area 1) master planning process.

Intermediate Term – (5) – (10) years

Long Term – (10) + years i.e. will be addressed as part of the NEPMP process i.e. will be addressed as part of the NEPMP (Area 2) master planning process.

2.6.2.2 SUBMISSIONS VIA EMAIL

The below points are a summary of the issues raised in response to the public exhibition facilitated by WCG at the Heritage Village on Saturday 16th May 2009. Contained in **Appendix B** of this report is a copy of these emails.

ISSUES / CONCERNS

1. Concern that the proposed roadway identifying a connection from Norman Road to McMillan Avenue on the Draft NEPMP is located on the submitters property and that they have not been consulted about this. This connection has been identified outside of 'Area 1'. 'Area 1' is 'bound by Olive Street to the north, MacMillan Ave in the east, Yaamba Rd in the west and Boundary Road to the south. There were (2) email submissions regarding this concern – refer to **Appendix B**.
2. Concern that the land identified on the Site Analysis Plan prepared by Wolter Consulting Group (sourced by the Parkhurst and Yeppoon Road Structure Plan and Planning Study that was undertaken by GHD, 2007) has identified land as an area of 'potential flooding' when there has been no recorded flooding during the Q100 flood event in 1991. The mapping is considered to be inaccurate and if it were to remain on the map it may result in the inability to develop on the land. The submitter is concerned that if this reference is not removed from the plan, it could significantly affect what can be done with the land now and in the future.
3. Concern that the proposed development within 'Area 1' and the proposed roadway connection from Norman Road to McMillan Avenue will require the provision of land resumption of the submitters property and that they have not been consulted about this – refer to **Appendix B**.

4. There are concerns regarding the closure of Rachel Drive and Mason Avenue as it impacts the access to the existing homes and school site. With the closure of the road, there is concern that existing residents are going to have to drive around in circles to get to their homes and / or the school site – refer to **Appendix B**.
5. All footpaths that join Bean Avenue, Col Crescent and Viv Close should be closed off and this land should be made available to the existing residents.
6. Concern about the traffic generated from the new shopping centre development as the area already has problems with amenity caused by the tavern.
7. Concern that the existing caravan park will limit the growth of the area.
8. It was identified that there was a demand for some of the green space to be a fenced dog park, with provision for an obstacle course for the dogs.
9. Concern that Council have not considered the impact of the growth in the area on existing habitat i.e. kangaroos in the area.
10. It was identified that Council should provide a footpath between the tavern and the university as at present it is extremely dangerous to ride a bike along there with all the trucks.

The below table identifies the way forward in response to the concerns raised on the feedback form.

TABLE 2 – WAY FORWARD FOR AREAS OF CONCERN

WAY FORWARD	TIMING
<p>1.</p> <p>Any proposed works outside of 'Area 1' will not be undertaken as part of this master planning process. Development of land in 'Area 2' is not being undertaken as part of this master planning process and is likely to take place post 2015 i.e. once 'Area 1' has been developed. As such, the master planning for 'Area 2' (which may affect the submitters property) will be undertaken at a later stage and will include a public consultation process.</p> <p>In response to the concerns raised, the Northeast Parkhurst Master Plan has been notated to state that <i>'any work identified outside of 'Area 1' is indicative only and will be subject to further investigation and community consultation as part of the master planning process for Northeast Parkhurst ('Area 2')'</i>. However, it must be noted that the master plan process intends to reinforce the findings from the detailed analysis already undertaken within Northeast Parkhurst. As part of the detailed analysis already undertaken, it was identified in the Traffic Study undertaken by ARUP (2008) that land will be required in order to facilitate the development of the north-south Urban Arterial that effectively joins Norman Road from the south of Limestone Creek to a McMillan Avenue to the north. Details of the land to be resumed to accommodate this will occur as part of the master planning process for 'Area 2'.</p> <p>The inclusion of any future NEPM into the Rockhampton Planning Scheme will need to be undertaken in accordance with the provisions of the <i>Integrated Planning Act (IPA), 1997</i>. IPA makes provision for formal public submissions in these processes, particularly Schedule1 and Schedule1 A of the IPA. All amendments are required to undergo a formal submission process and are subject to third party appeal rights. As such,</p>	<p>Long Term</p>

WAY FORWARD	TIMING	WAY FORWARD	TIMING
you will be consulted through each step of the process once the master planning process for 'Area 2' is to commence.		most logical and cost-effective approach to the proposed road widening.	
<p>2.</p> <p>Any proposed works outside of 'Area 1' will not be undertaken as part of this master planning process. Development of land in 'Area 2' is not being undertaken as part of this master planning process and is likely to take place post 2015 i.e. once 'Area 1' has been developed. As such, the master planning for 'Area 2' will be undertaken at a later stage and will include a public consultation process.</p> <p>In response to the concern raised, the land identified as having a 'high flood hazard' identified on the Site Analysis Plan was sourced from the adopted Parkhurst and Yeppoon Road Structure Plan and Planning Study undertaken by GHD in 2007. However, it is noted that this map is for discussion purposes only and will not form a statutory document. As such, it has no bearing on the planning / development that can be undertaken on the site now or in the future.</p> <p>In response to the concerns raised, the Site Analysis Plan has been notated to state that <i>'any work identified outside of 'Area 1' is indicative only and will be subject to further investigation and community consultation as part of the master planning process for Northeast Parkhurst ('Area 2').</i></p>	Long Term	<p>In accordance with the <i>Acquisition of Land Act 1967</i>, the landowners to be affected by the resumption, after receiving a 'Notice of Intention to Resume' may object to the acquisition, setting out their grounds in writing. That person will have 30 days in which to object and may request a hearing by the Constructing Authority in support of their objection and may appear in person to explain more fully the grounds of the objection. After considering the objections, the Constructing Authority may:</p> <ul style="list-style-type: none"> - Amend the Notice of Intention to Resume; - Discontinue the action; and - Dismiss the objections. <p>The 'proposed' alignment of Norman Road to McMillan Avenue is in accordance with the findings of the Traffic Study that was undertaken by ARUP (2008) on behalf of the Rockhampton Regional Council. It was identified in this Traffic Study that the north-south Urban Arterial from Norman Road (from the south of Limestone Creek) to McMillan Avenue (to the north) would provide an important future north-south role as 'Areas 1 and 2' develop in the future. This urban arterial level road would provide a reasonable alternative to the Bruce Highway for north-south access.</p>	
<p>3.</p> <p>The landowners to be affected by the land resumption will be consulted by Council at a later stage. However, as shown on the proposed NEPMP, the provision of the entire 20.0 metre resumption is to be from the properties to the west of McMillan Avenue due to the location of and cost to relocate the existing electricity transmission infrastructure located within the road reserve on the eastern side of McMillan Avenue (i.e. in the existing road pavement). This decision has been made by Council as the western side of McMillan Avenue is entirely clear of such infrastructure and would be the</p>	Short Term	<p>The alignment from Norman Road (from the south of Limestone Creek) to Norman Road (to the north) was not considered the most desirable route as the alternative north-south Urban Arterial would be too close the existing north-south Urban Arterial (i.e. Yaamba Road), it would not be located centrally to 'Area 1' and 'Area 2' and would result in a significant amount of vegetation being lost.</p> <p>It must also be noted that all statutory changes to the Rockhampton Planning Scheme will be undertaken in accordance with the provisions set</p>	

WAY FORWARD	TIMING
out in the <i>Integrated Planning Act 1997</i> (IPA). As such, the inclusion of the Northeast Parkhurst Master Plan into the Rockhampton Planning Scheme will result in a formal public submission process. The public exhibition process undertaken as part of this Northeast Parkhurst master planning process was more of an informal information session to discuss the master planning currently occurring in the area.	
4. The closure of Rachel Drive and Mason Avenue is in accordance with the Traffic Study undertaken by ARUP (2008) on behalf of Rockhampton Regional Council. This Traffic Study looked at the road network needs for the entire Rockhampton Region in the future. The findings of this Traffic Study (ARUP, 2008) were adopted by Council in September 2008 as a planning guideline to inform the assessment of development applications until such time as the findings of the study are incorporated into the City Plan through the Priority Infrastructure Planning Process.	Short Term
The school site in the future is to be relocated to the north of Olive Street i.e. in 'Area 2'.	
5. The existing footpaths that join Bean Avenue, Col Crescent and Viv Close are already within the existing approved subdivision. It is considered that the closure of these footpaths would limit the pedestrian safety, amenity and connectivity through the site. Although the area has numerous cul-de-sacs, these areas are for public use and as such, should remain so. Pedestrian connectivity has been a key consideration in the design and land use designation of the remainder of 'Area 1'.	Short Term
6. The Shopping Centre to be constructed along Boundary Road is a development that had already been approved prior to the master planning process for Northeast Parkhurst ('Area 1') being undertaken. As the	Short Term

WAY FORWARD	TIMING
approval for the shopping centre has been issued, Council would have raised any issues relating to car parking demand and any overflow as part of the IDAS approval process. For an application to be approved, it must generally comply with all of the planning provisions set out in the Rockhampton Regional Council Planning Scheme, in particular the provisions regarding traffic, car parking, amenity and noise.	
In addition, as part of the approval process, Council would have required that the developer undertake the public notification process in accordance with the <i>Integrated Planning Act 1997</i> and the Integrated Development Assessment System (IDAS). As such, any concerns that the shopping centre would introduce additional cars to the area and that suitable provision is made for these additional cars with regard to car parking and overflow of car parking onto the local streets should have been raised as part of the public notification process.	
7. As can be seen on the NEPMP, the existing caravan park is proposed to be changed to a combination of Residential (Mixed) and Residential (Standard) development. As such, it is considered that this use will change in line with the growth to occur in the area.	Short Term
8. Land identified in the Open Space Precinct is predominantly for informal open air recreation and outdoor cultural and educational activities, and may provide opportunities for active uses including sports or other events on a casual basis. The details regarding the provision of a dog park will be determined at a later date. This request has been forwarded to Council's Sport and Recreation Officers for their consideration. The NEPMP process does not deal with these finer details as it primarily details with the land use intent of the area at a broader scale.	Short Term
9. The NEPMP has identified a significant amount of land surrounding	Short

WAY FORWARD	TIMING
<p>Limestone Creek to be retained as part of the development of Northeast Parkhurst ('Area 1'). As can be seen on the NEPMP, this land is identified in Precinct 3(a) – Natural Environment. As detailed in the NEPMP Report, land identified within Precinct 3(a) – Natural Environment will contribute to the scenic, landscape and open space character of the city of Rockhampton and immediate area of Northeast Parkhurst. Existing vegetation will be retained where possible and will contribute to the dense screening of residential uses.</p> <p>The intent of the Natural Environment Sub-Precinct 3(a) is to protect and where possible, enhance the key areas of native vegetation, existing habitats and water quality whilst culminating in aesthetic and recreational benefits to prospective residents and the community as a whole. The Natural Environment Sub-Precinct 3(a) makes a significant contribution to the local character and overall visual amenity of the Northeast Parkhurst 'Area 1' by retaining and where possible enhancing the usability of the existing vegetation within the area. As such, it is considered that existing bushland will be retained where adjoining Limestone Creek.</p>	Term
<p>10. Provision will be made for enhanced pedestrian / bicycle connectivity between the NEPMP 'Area 1' and surrounding land uses. As the university is outside of 'Area 1', the details relating to connectivity will be dealt with as part of the master planning for the NEPMP 'Area 2'. The master planning for 'Area 2' will be undertaken at a later stage and will include a public consultation process.</p> <p>Pedestrian connectivity has been a key consideration in the design and land use designation of the remainder of 'Area 1'. However, it must be noted that this consideration is being addressed by Council on a city wide basis.</p>	Short / Medium Term

Note: For the purpose of the above recommendations, the 'proposed timing' timeframes are generally as follows:

Short Term – (1) – (5) years i.e. will be addressed as part of the NEPMP (Area 1) master planning process.

Intermediate Term – (5) – (10) years

Long Term – (10) + years i.e. will be addressed as part of the NEPMP process i.e. will be addressed as part of the NEPMP (Area 2) master planning process.

2.6.2.3 OVERALL STRATEGIES

A summary of some overall comments raised on the proposed amendments to the overall NEPMP 'Area 1' are as follows:

- The NEPMP for 'Area 1' considers the existing environment;
- The master planning process has considered the existing residents;
- Limestone Creek should be protected and upgraded through the provision of visitor walkways, bikeways and fauna corridors from the Bruce Highway to the end of Boundary Road;
- The NEPMP area should have been greater (i.e. it should have looked beyond 'Area 1');
- The NEPMP for 'Area 1' has adequate provision of greenspace areas;
- Improvements are encouraged along the eastern side of Norman Road;
- Provision of a feeder road should be considered to connect Olive Estate, Rockyview Park and Paramount Park to 'Area 1' (i.e. the area of focus for this master planning process). This feeder road could be a better aligned to Boundary Road;

- Infrastructure costs and delivery (i.e. Developer vs. Council);
- The NEPMP for 'Area 1' needs to further consider the loss of bushland;
- The increased management of stormwater within 'Area 1' is required in the short term. At present, there are properties that are affected and future development should aim to not only minimise the effect on the existing properties but aim to deal with the stormwater management of all of 'Area 1'.

2.6.3 EVALUATION AND RECOMMENDATIONS

Based on the results of the analysis and consultation stages, the study team evaluated the various options and solutions were generated; attention was focussed on the impact of any recommendations on the economic and social environment, and their viability and implication on the proposed NEPMP and associated design guidelines.

2.7 MASTER PLAN CONSULTANTS

Wolter Consulting Group (WCG) was appointed as the Principal Consultant (project Manager) to undertake the NEPMP following Council's endorsement of the Parkhurst and Yeppoon Road Corridor Structure Plan.

The timeframe for preparing the NEPMP was February 2009 to June 2009.

The NEPMP analysis has been undertaken by WCG with direct consultant advice from Gall & Medek Architects, Ecological Australia, WaterTech, and Lambert & Rehbein – the 'WCG Project Team'.

The team of consultants involved in advising Council with the preparation of the NEPMP are:

- Planning and Urban Design – Wolter Consulting Group (WCG);
- Architecture - Gall & Medek Architects;
- Environmental Management - Ecological Australia;
- Stormwater Management / Flooding – WaterTech;
- Traffic and Transport Review – Lambert & Rehbein;
- Civil Engineering – Lambert & Rehbein; and
- Internal Council Officers (including Community Development, Sport and Recreation and Fitzroy River Water).

The consultant team established an excellent working relationship with the Council team. Critical information and feedback was provided by Councils various departments including:

- Strategic Planning
- Development Assessment
- Sports and Recreation
- Environmental
- Infrastructure
- Fitzroy River Water

- Social and Community

2.8 EXISTING PLANNING FRAMEWORK

The following documents form the existing legislative and planning framework for the NEPMP:

- Rockhampton City Council Planning Scheme 2005 ('City Plan');
- CQ A New Millennium – Central Queensland Regional Growth Management Framework; and
- Cities for Climate Protection Program.

The principles for growth and most planning and environmental policies are taken up in the Rockhampton City Plan that forms the base regulatory planning information for this NEPMP.

2.9 RECENT RELEVANT STUDIES AND REPORTS

The following studies commissioned by Rockhampton Regional Council have a bearing on the NEPMP:

- Planning Study for Parkhurst and Yeppoon Road Corridor, GHD, 2007;
- Structure Plan for Parkhurst and Yeppoon Road Corridor, GHD, 2007;
- Rockhampton Traffic Study, ARUP, 2008;
- Limestone Creek Flood Study – Final Report prepared for Rockhampton Region125al Council, GHD, May 2007;
- Flood Study, GHD, 2007;

- Native Title and Cultural Heritage, Rockhampton Regional Council;
- Water Demand Management Plan, Fitzroy River Water;
- Water Source Management Plan, Fitzroy River Water;
- Drinking Water Quality Management Plan, Fitzroy River Water;
- Rockhampton City Priority Infrastructure Plan/Infrastructure Charges Plan (selected information from draft document prepared by GHD, 2009);
- Contour and Aerial data, Rockhampton Regional Council, 2004;
- Rockhampton City Council Social Profile 2003/2004;
- Rockhampton City Council Open Space Strategy;
- Rockhampton Citywide Traffic Study;
- Parkhurst Heavy Vehicle Access Planning Report; and
- Early Settler's Vision for Greater City of Rockhampton, 2007.

The findings and outcomes of these reports have been reviewed and taken into account in formulating the NEPMP for 'Area 1'.

It is important to emphasize that a number of the above reports are formally adopted by Council. The brief of this process was not to formally review these previously written documents therefore certain recommendations are accepted an integrated into the NEPMP.

3.0 CONTEXT

3.1 TOPOGRAPHY

In Area 1, the southern area of the Northeast Parkhurst area is generally flat in terrain, however the north eastern section of land in has a slopy terrain – refer to **Figures 4 and 5**. As a result, the land to the south of the NEPMP is a vantage point.

As detailed in the Parkhurst and Yeppoon Road Corridor Planning Study prepared by GHD (2007), a topographic map of the Study Area was produced to identify areas subject to physical site constraints by combining physical elements in a Digital Elevation Model (DEM) format and a slope assessment was undertaken – refer to **Figure 4**. The DEM was derived from 5 metre contour data supplied by the Rockhampton City Council (2006) by using the vertices of the contours as elevation points to construct a Triangulated Irregular Network (TIN). A DEM was then interpolated from the DEM using the ESRI ArcGIS 3D Analyst extension to an output cell size of 10 metres. Slope was derived by calculating the maximum rate of change between each cell and its neighbours in the DEM so that the lower the slope value, the flatter the terrain, the higher the slope value, the steeper the terrain. The slope was then reclassified into five categories based on the slope value.

The following physical classifications were used in the DEM:

- Slopes:
 - 0 - 5%;
 - 5 - 10%;
 - 10 - 15%; and
 - Slopes steeper than 15%; and
- Locality of waterways namely Limestone Creek and Ramsay Creek.

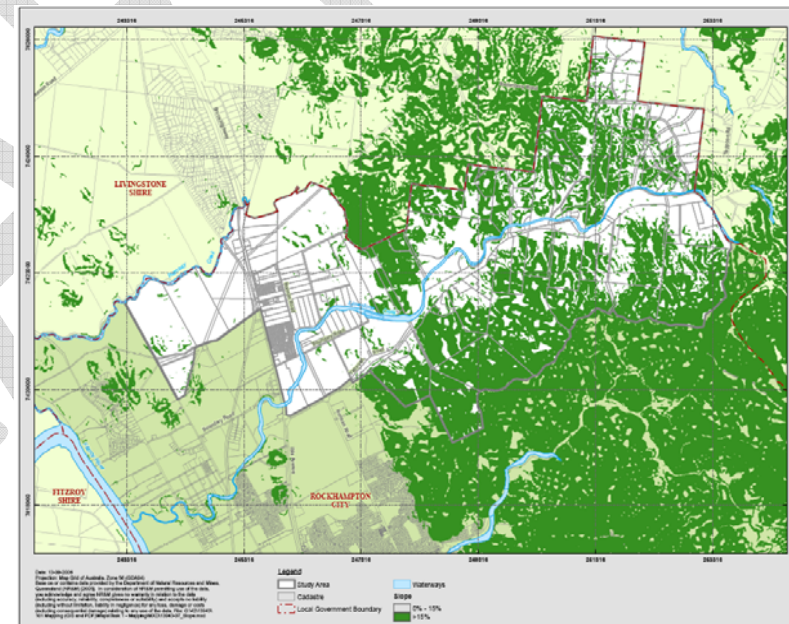


FIGURE 4 – SLOPE MAP (SOURCE: GHD, 2007)

The landscape within the NEPMP areas and its surrounds is divided in two distinct areas, namely lowlying and hilly areas. As can be seen in the above **Figure 4**, the upper slopes display steeper gradients (>15%) and these are indicated in red whereas the lower lying areas closer to Limestone Creek are shown in dark green 0% - 5% and light green 5% - 10%. The distinction between these areas is evident in the vegetation type, quality of infrastructure, land use combinations and level of suitability for development.

Land located within the NEPMP 'Area 1' is generally flat and low lying between the western boundary and McMillan Avenue. However, land located to the north east corner provides good elevation – refer to **Figure 5**. The key issues concerning of the topography within 'Area 1' relates to flooding, drainage and stormwater management. As such, the Rockhampton City Plan identifies the need to prevent development within a 30 m corridor of the channel to ensure that biodiversity and ecology of the waterways is not severely impacted or damaged. Council's development guidelines require the provision of stormwater systems to intercept and convey stormwater runoff away from developed areas. Stormwater management in the Norman Road area will be essential to allow further development in the area. Promotion of development that incorporates elements of Water Sensitive Urban Design (WSUD) will be of benefit to the waterway's health and function.

The NEPMP for 'Area 1' incorporates guidelines for development to support the WSUD principles. These principles are discussed in further detail in Section 5.0 of this NEPMP Report.

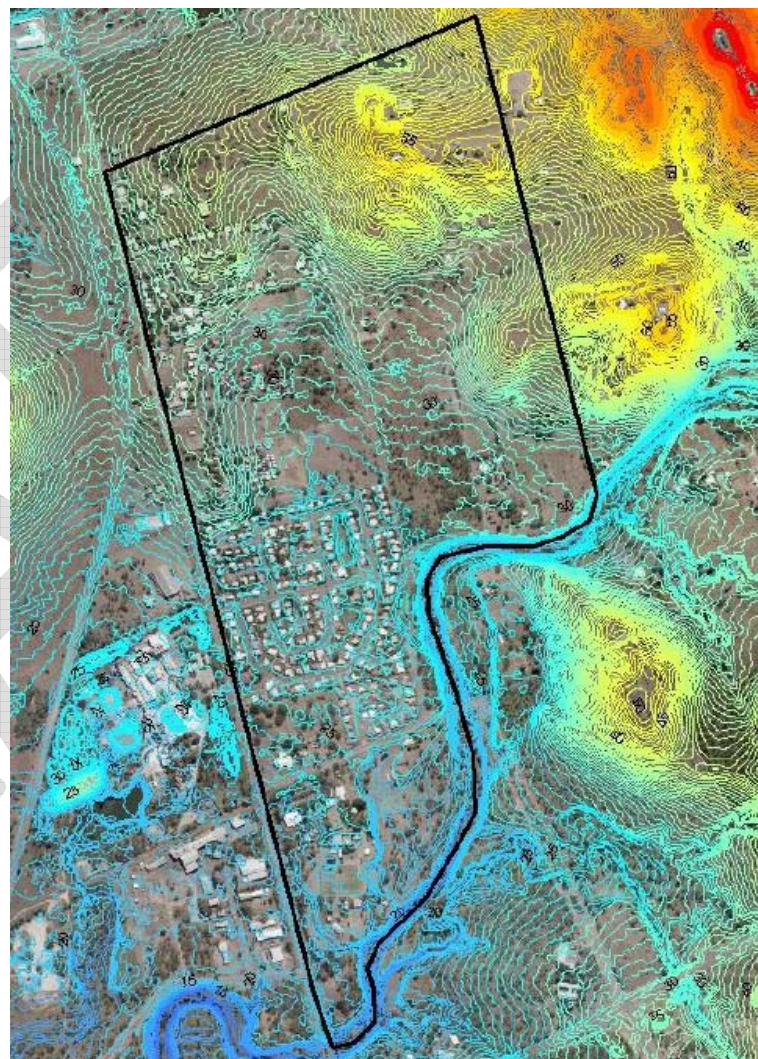


FIGURE 5 – 0.5M CONTOUR MAP (SOURCE: WATERTech, 2009)

3.2 HISTORICAL CONTEXT

The original inhabitants of the Rockhampton area were the Darambul people (Rockhampton Regional Council, 2007). The European heritage and character of Rockhampton is reflective of its early beginnings as a service centre for pastoral stations and its changing role over time. These changes (including the designation of Rockhampton as a port of entry, the discovery of gold and then copper in the region and the Central Queensland railway) led to Rockhampton naturally evolving into the major centre in the Central Queensland region.

In the late 1850's gold was discovered some 70 kilometres north of Rockhampton – precipitating a sudden influx of people keen to make their fortune. This rush generated further activity in the town and the establishment of services such as mercantile firms, banks and magistrates. Parkhurst is located approximately 20 kilometres north of Rockhampton City.

3.3 REGIONAL CONTEXT

There are a range of regional based planning and infrastructure projects that express land use planning related policy or affect consideration of land use planning in the Study Area.

Regional planning and policy is typically non-statutory and performs a role of informing and guiding development of other regulatory and implementation tools.

3.3.1 CENTRAL QUEENSLAND REGIONAL GROWTH MANAGEMENT FRAMEWORK (CQRGMF)

The CQRGMF is a State endorsed integrated regional planning strategy, to guide the management, growth and development of the Central Queensland region (CQA New Millennium region) over the next twenty years.

As detailed in the Parkhurst and Yeppoon Road Corridor Planning Study (GHD, 2007), Rockhampton City comprises a third (31.9%) of the regions population (2001), Gladstone 14.6% and Livingstone 14.3%. The region has a well developed and serviced transport network including a well developed arterial road system with major highway links, rail links, airports (two major regional airports at Rockhampton and Gladstone) and seaports (a protected, natural, deep water commercial port at Gladstone and a regional trading port at Port Alma for specialist cargo such as dangerous goods and explosives).

Rockhampton City is part of the Rockhampton and Capricorn Coast subregion consisting of Livingstone, Fitzroy and Mount Morgan. The leading commercial activities in this subregion include beef production and sales, meat processing, horticulture (primarily mangoes and pineapples), magnesia mining and production, salt, silica, sand and limestone extraction, explosives manufacture and storage, electricity generation, distribution and retail, road/rail transport, railway operations, research and development, defence training and logistics, education services, health and community services, as well as tourism related activities, industries and businesses.

The expansion of mining activities in the subregion such as the possible development of the Nickel mining and processing near Marlborough will impact on Rockhampton City.

3.3.2 CENTRAL QUEENSLAND STRATEGY FOR SUSTAINABILITY, 2004 AND BEYOND (CQSS2)

The Central Queensland Strategy for Sustainability 2004 and Beyond (CQSS2) is strategy for future management of natural resources in Central Queensland. The CQSS2 (its predecessor being Central Queensland Strategy for Sustainability) provides a framework for achieving actions to address critical pressures on the assets of the region. The CQSS2 would typically provide input in significant planning and management activities concerning the region.

3.3.3 STATE COASTAL MANAGEMENT PLAN — QUEENSLAND'S COASTAL POLICY

The State Coast Plan (SCP) is a management plan under the *Coastal Protection and Management Act 1995*. Coastal Management policies include coastal issues such as coastal use and development; water quality; Indigenous traditional owner cultural resources; cultural heritage; conserving nature; coordinated management; and research and information.

The SCP provides coastal management policy direction and how these directions should be implemented within the coastal regions. The Queensland coast has been subdivided into eleven coastal regions of which Rockhampton forms part of the Capricorn Coastal Region.

The Fitzroy River, which enters the coast at the southern extent of the region contributes extensive riverine floodplains and tidal wetlands to the landscape. The Fitzroy River is a major element in the region's coast, especially during floods as large volumes of sediment can be deposited up to 30km north and east of the estuary, having a dramatic impact on the coastline, fringing reefs and islands.

3.3.4 CENTRAL QUEENSLAND REGIONAL WATER SUPPLY STUDY

The Central Queensland Regional Water Supply Study (CQRWSS) is State Government's long term strategy to meet the urban, industrial mining and agricultural future water needs of the region.

Local government has a statutory responsibility and critical role in the planning, management and day-to-day delivery of water to urban communities. In doing so Local Government also has a major role as a partner with State Government to implement management systems that optimise the economic, social and environmental outcomes under the National Water Initiative and other reform initiatives.

A higher level of planning certainty is now provided under the *Water Act 2000* through the development of water resource plans and resource operations plans for the Fitzroy and Boyne River Basins. The solid planning framework has allowed including proposals for the reservation of water for future development proposals.

3.4 LOCAL CONTEXT

According to the Parkhurst and Yeppoon Road Corridor Planning Study (GHD, 2007), the extensive floodplains on the south side of the Fitzroy River place severe limitations on any future residential development in this area, with the result that most of the land available for residential expansion is located on the north eastern and north western fringe – Norman Road/Parkhurst locality.

Other opportunities may be found for expansion in rural land, however this is subject to infrastructure provision and environmental constraints. Currently the available land for urban growth is sufficient to meet Rockhampton's demand for new housing. Population growth in Rockhampton is relatively low at 0.5% per annum, although the growth areas such as Norman Road are experiencing significantly higher levels than this. As residential growth in Rockhampton is being channelled to a small number of areas that are less constrained, the growth rate is significant and will need to be managed to ensure that it is ecologically sustainable.

There is some opportunity for alternative housing choices within or close to the Rockhampton Central Business District. Some infill development in these locations, such as units, townhouses, mixed use or even the reuse of heritage buildings may provide an alternative housing choice for Rockhampton residents. However redevelopment in established residential neighbourhoods must address the amenity of neighbours and the character of these older areas.

3.5 SITE CONTEXT

Land located within the Parkhurst area has been identified as the area to accommodate the majority of new residential development in Rockhampton City to 2025. As such, the NEPMP comprises two precincts, namely the Norman Road Environmental Constraint and Norman Road Slope Constraint Precincts. Development within these precinct areas is restricted to preserve visual, ecological and landscape values. These precincts function similarly to overlays and may influence the level of assessment for development. The area is characterised by detached dwellings generally on lots with an average size of 700m².

Existing non residential uses within the NEPMP area, if ceased are to revert to residential use or used for other compatible recreation/community type uses. Use of land for industrial and/or commercial uses is generally not consistent with the intent.

Potential exists for a service station or motel to be located at the corner of Norman Road and Yeppoon Road taking into consideration environmental and access constraints as well as any potential impact on the amenity of surrounding residential development.

As detailed in the Parkhurst and Yeppoon Road Corridor Planning Study prepared by GHD (2007), vegetation generally comprises cleared areas used for agricultural activities (grazing, small scale crops/orchards and animal husbandry). However, as part of the NEPMP area is undeveloped, in some areas vegetation cover exists - these areas are primarily located adjoining Limestone Creek.

The area along Limestone Creek is a protected riparian corridor under the 'City Plan' and generally display dense vegetation along the creek bank. Sections along Limestone Creek are classified as containing a subdominant, 'Of Concern' regional ecosystem.

3.6 EXISTING LAND USE ZONING

In the North Rockhampton area, there are a number of residential areas that may influence the outcomes for the Northeast Parkhurst Master Plan – refer to Figure 7.

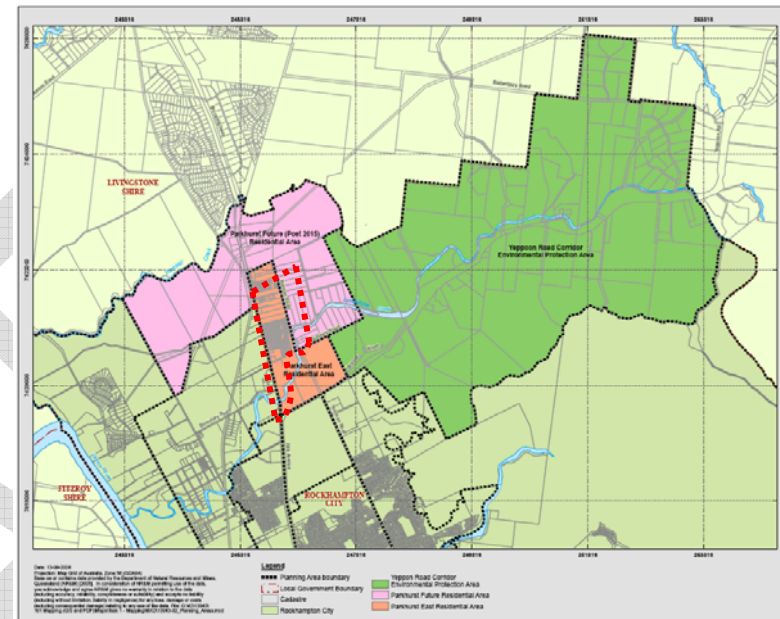


FIGURE 7 – EXISTING LAND USE ZONING (SOURCE: GHD, 2007)

The Rockhampton City Plan identifies the following residential areas in the northern parts of Rockhampton:

- Berserker Foothills;
- Berserker Heights;
- Bridge Street;
- Frenchville;
- Lakes Creek;
- Limestone Creek;
- Norman Road;

- North Rockhampton Residential Consolidation Area;
- North Rockhampton Stables;
- *Parkhurst East*;
- *Parkhurst Future (Post 2015)*;
- Parkhurst Rural;
- Richardson Road; and
- Splitters Creek.

The Assessment Tables for certain residential areas requires a Reconfiguration of Lot (ROL) impact assessable development where such development results in lots with an area less than that prescribed (e.g. Norman Road) or creates additional lots (e.g. Parkhurst Future)

3.7 LAND OWNERSHIP PATTERNS

Land ownership details for the area are included in **Appendix B** of this report. All Northeast Parkhurst land owners contained in **Appendix B** were invited to the public exhibition process undertaken by Rockhampton Regional Council and Wolter Consulting Group – as detailed in Section 2.6 of this Report.

3.8 LAND DEVELOPMENT PATTERNS

As can be seen on Figure 8, there are a significant number of development applications in the Northeast Parkhurst area that are currently being assessed by Council. The intent of the NEPMP is to guide the future development of

these land parcels within the NEPMP area, in particular 'Area 1'.

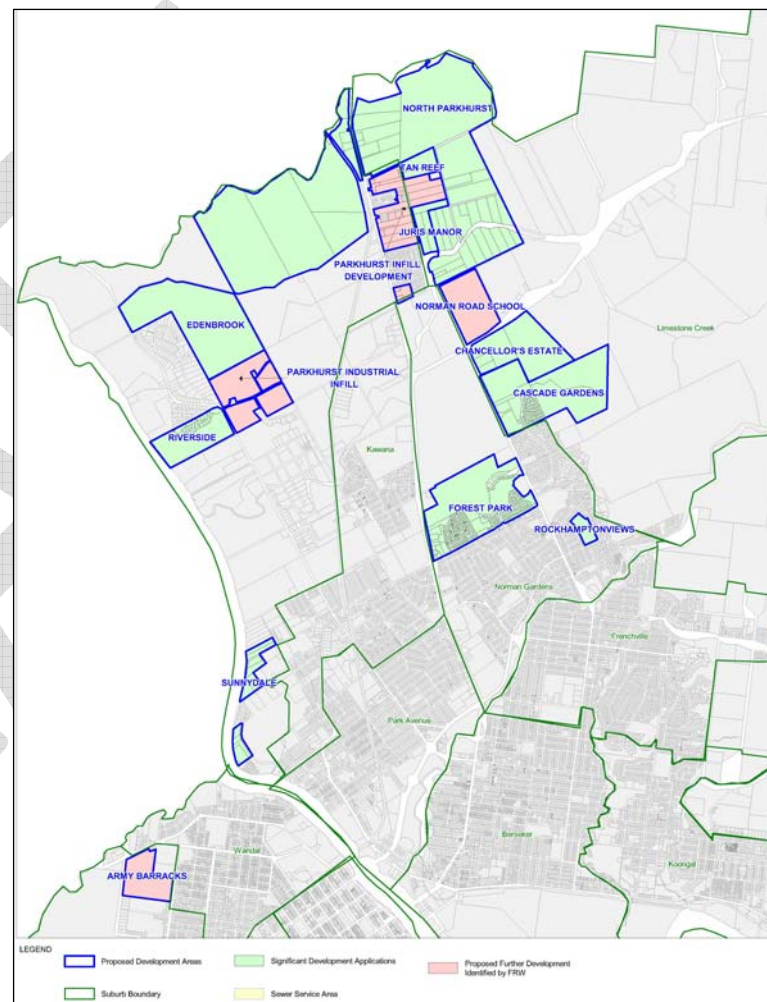


FIGURE 8 – LAND DEVELOPMENT PATTERNS (SOURCE: GHD, 2008)

3.9 HERITAGE AND CONSERVATION

The Rockhampton Heritage Village is located on Boundary Road within the NEPM area. The Heritage Village is an active township museum where visitors can experience the rich and colourful history of the Rockhampton District.

The Heritage Village is considered a tourist attraction to the area and is located on eighteen hectares of native bushland. The Village is a unique recreation of original buildings, homesteads and businesses from the 100-year period between 1850 - 1950.

3.10 INFRASTRUCTURE AND SERVICES

From review of the Parkhurst and Yeppoon Road Corridor Planning Study and Structure Plan (GHD, 2007), the following was concluded with regard to the NEPM 'Area 1':

1. Water Supply

- A 550mm diameter major trunk watermain is located along Yamba Road;
- Fitzroy River Water has identified several network additions and upgrades to service infill developments within the Parkhurst Area;
- Development of a water supply strategy was in its preliminary stages;
- Potential augmentation works are shown on **Figure 9** and includes a future Booster Pump Station and reservoir.

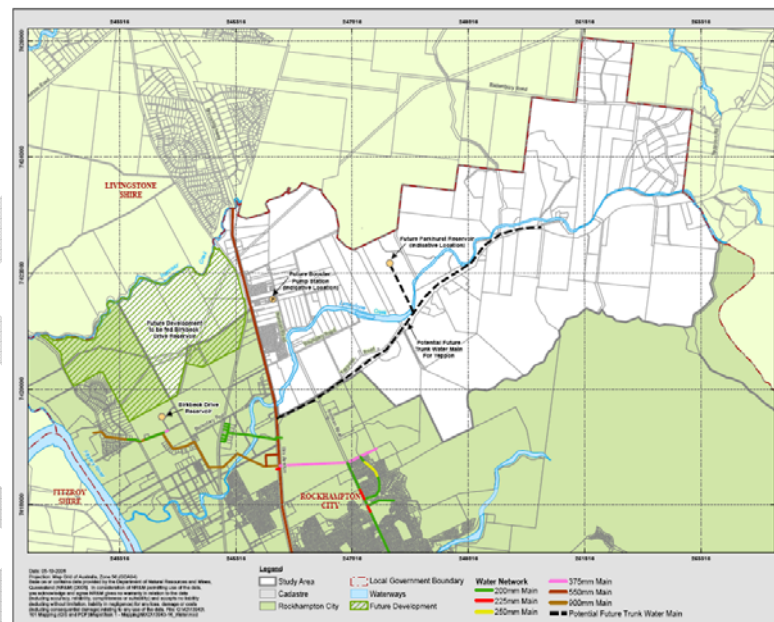


FIGURE 9 – KEY WATER SUPPLY INFRASTRUCTURE (SOURCE: GHD, 2007)

2. Sewer

- Only the area west of Norman Road within Study 'Area 1' is located within the "in-scheme" catchment as identified by Fitzroy River Water;
- The area east of Norman Road is identified as being located within the 'out of scheme' catchment. These 'in-scheme' and 'out of scheme' catchments for the Northern Sewerage Area, together with the location of an existing trunk gravity main servicing the 'in-scheme' areas, are shown on **Figure 10**;

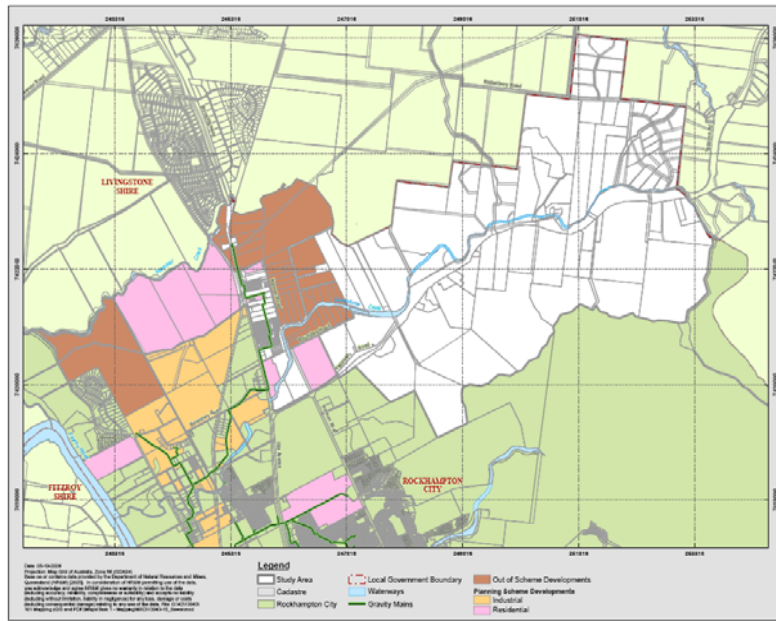


FIGURE 10 – KEY SEWER INFRASTRUCTURE MATTERS (SOURCE: GHD, 2007)

- The trunk sewer has an estimated spare capacity of 3,000 EP at Boundary Road near Featherstone Street;
- Fitzroy River Water has adopted a strategy of intra-catchment transfers to accommodate infill development within the Parkhurst Planning area. It would appear that the strategy is to divert sewage flows to infrastructure with spare capacity and relieving loads on overloaded infrastructure within the systems. This could have potential to minimise augmentation works required in the longer term; and

- The Northern Wastewater Treatment Plant (Northern WWTP) has a design capacity of 47,000 EP and is currently receiving wastewater from approximately 46,800EP (GHD, 2003). It would therefore appear that the Northern WWTP would need to be augmented before additional development can be allowed to connect into the existing system.

4.0 NORTHEAST PARKHURST MASTER PLAN VISION

4.1 SITE FEATURES

A broad range of tabulated site features are set out in **Appendix A – Site Features Map**. An integrated master plan vision for the NEPMP area must begin with the major influencing factors, many of which must be treated as a given. These include the following:

- The area accommodates residential uses in the form of houses, including temporary residential accommodation of 3 caravan parks with associated tourist accommodation and infrastructure;
- Location and significance of Yaamba Road as a designated main road with its high turnover of transport movements per day;
- Location of industrial land in close proximity to the NEPMP area;
- Existing centre / community facilities exist with the NEPMP 'Area 1';
- Limited accessibility of the proposed shopping centre (approved by Council) and tavern to the remainder of the NEPMP area (i.e. 'Area 1' and 'Area 2');
- There are a variety of other non residential uses located in the NEPMP area, including the Heritage Village Tourism and Cultural centre, state government offices, the Parkhurst tavern, a service station, school, sporting facilities and open space;

- Significant amount of natural vegetation existing surrounding Limestone and Ramsay Creeks;
- Areas within the NEPMP area, in particular 'Area 1' prone to flooding;
- The Department of Primary Industries site (Lot 207 LN1607), the Environmental Protection Agency site (Lot 102 LN2378) does not have a community designation but is instead located on the Limestone Creek Conservation Park under the *Nature Conservation Act 1992* – for this reason the whole of the allotment is identified as 'Public Open Space'; and
- A large parcel of land to the north of the NEPMP 'Area 1' is identified as being on the contaminated land register.

An essential ingredient to the future of the NEPMP area lies in repositioning Northeast Parkhurst as a residential destination with a unique identity and economic base, which is complemented by the surrounding area and its historical role as a 'thoroughfare' for transport routes.

To be a destination, the NEPMP area must have a distinguishable character, underpinned by sound employment, sport and recreational opportunities and community facilities, which will include a mix of supporting services. Due to the adjacency of the NEPMP area to Yaamba Road, measures must be taken to ensure that the character of residential development within the NEPMP area is protected.

4.2 URBAN VISION

The significant sight features (i.e. opportunities and constraints) identified within the NEPMP area can be grouped under four key themes. These are:

- Significantly improve the character and amenity so that Northeast Parkhurst can be a place for people and connect the uses to the streets and public spaces;
- Protect and enhance the built environment through Environmental Considerations and the provision of suitable open space;
- Plan for environmentally considerate Built Form which will not degrade the history and character of the NEPMP area, but which will be flexible and adaptable and will foster community prosperity, employment and investment; and
- Integrate Transport and Traffic networks, which avoid pedestrian conflicts, promote the 'walkable city', yet are effective and well located.

Almost all of the objectives desired for the NEPMP area fall under these four headings. It should also be noted that the majority of planning 'objectives' for the area have been generally consistent for over a decade and have been included in a variety of planning instruments.

Within the NEPMP area, good urban design will be promoted to:

- Respond to and contribute to the natural and built context;

- Provide an appropriate scale in terms of the bulk and height relative to the scale of the street and surrounding buildings (in keeping with existing or preferred neighbourhood character);
- Achieve an appropriate built form for a site and building in terms of building alignment, proportions, building type and elements;
- Provide a density appropriate for a site and its context (in keeping with existing or preferred neighbourhood character);
- Recognise that landscape operates as an integrated and sustainable system;
- Optimise safety and security for greenspace and public spaces;
- Respond to its social context in terms of access to housing diversity and to services;
- Make efficient use of natural resources, energy and water throughout its full life cycle;

As such, the guidelines for the NEPMP have been prepared with these aims in mind. These 'objectives' are set out in detail in the below section of this report.

4.7 NEPMP CONSIDERATIONS

The following NEPMP master plan considerations were based on the project teams review of the Rockhampton City Plan and its relevant Codes and Policies, and the Parkhurst and Yeppoon Road Corridor Planning Study (GHD, 2007).

The NEPMP has been designed to provide initial ideas for sustainable development practices and technologies. Ideas and options for consideration are discussed at 3 levels: General, Urban Scale and Building Scale.

GENERAL

Population and Land Development

The driver of the NEPMP is an increase in the population of Rockhampton. It is assumed that increased population demands the development of new land using existing (old) and new (smaller, more manageable and affordable lots) forms of residential development.

Market Analysis

The Parkhurst and Yeppoon Road Corridor Planning Study (GHD, 2007) suggests a higher than projected population increase based on the number of current development approvals/applications.

Density

The Parkhurst and Yeppoon Road Corridor Planning Study (GHD, 2007) suggests that the rate of growth within Northeast Parkhurst is considered to be high - 156 new dwellings are required each year. The desired density of up to 20-30 dwellings per ha, compared to 8-15 per ha could be achieved using a combination of small lots, duplexes, townhouses and unit housing types.

The introduction of a more efficient urban form presents the potential opportunities for:

- Greater housing mix and density;
- Effective utilisation of infrastructure;
- Compact and walkable communities;
- Ability to retain and preserve open space and valuable environmental areas.

Local Economy

Opportunities could be provided for local business including live/work typologies. A range of local economic activities will provide local jobs, reducing vehicular travel and enhancing the social/community aspects of the development area. There is a precedent for this in the area (although this generates some development conflicts - air contamination, noise, etc – as discussed in the Parkhurst and Yeppoon Road Corridor Planning Study (GHD, 2007)).

Transport

The population growth and consequent development assumptions / proposals assume a major upgrade of road and transport infrastructure. The objectives of the NEPMP relating to the transport are to:

- Provide for convenient, comfortable and safe access to public transport facilities;
- Ensure that adequate public and private parking, vehicular servicing and emergency service access is provided for in new development;

- Ensure that any developer contributes towards traffic management measures necessitated by any development;
- Minimise conflicts between pedestrians, cyclists and vehicles; and
- Minimise the impacts on the landscape, especially natural areas of conservation value.

Existing City Urban Development

The decentralisation of economic activity (especially commercial and retail) is discussed in the Parkhurst and Yeppoon Road Corridor Planning Study (GHD, 2007). Both the Planning Study (GHD, 2007) and the Rockhampton City Plan desire to protect the viability of the Rockhampton CBD. As such, more compact urban development providing housing choice ("retro-fitting" of existing urban areas) could provide considerable economic and social benefits. The objective of the NEPMP relating to the character is to encourage development which contributes positively to the area / streetscape.

Providing 2320 (5800 people with 2.5 people per residence – from the Parkhurst and Yeppoon Road Corridor Planning Study, GHD, 2007) new houses by 2020, within the existing city is possible.

The demographic analysis contained in the Parkhurst and Yeppoon Road Corridor Planning Study (GHD, 2007) suggests that "medium density" forms of housing suit family size and profiles. Retrofitting/infilling the existing urban areas has considerably less environmental impacts than development of undeveloped land at the City fringe.

Affordability

The options above would 'improve housing affordability' (i.e. reduce the cost of housing) and could reduce infrastructure upgrade requirements and hence costs to the Council. The objective of the NEPMP relating to affordability is to:

- Create housing choice and variety that appeals to a wide range of residents than that which currently exists in the area.

Natural Systems

Buffer areas should be provided adjacent to Limestone and Ramsay Creeks. Increased and better designed conservation and park areas, of which the creek buffers will be a major component, will greatly improve the liveability of any development and will greatly improve the connectivity and hence ecological value, of ecological areas and corridors.

The objectives of the NEPMP relating to the natural environment are to:

- Protect and improve the environmental amenity of the area and adjacent areas;
- Identify heritage items and heritage conservation areas and provide measures for their conservation;
- To promote a 'green' urban environment, including consideration of planting for sun and wind protection and energy efficient buildings;
- To maintain, protect, enhance and expand existing open space; and
- To allow for contribution towards the provision and embellishment of public open space.

URBAN SCALE

Water

Any development within the NEPMP area should be designed for a reasonable level of self-sufficiency and efficient use. This should consider longer term climate change impacts.

Water sensitive urban design (WSUD) and landscape design and policing of it, will be important to reducing water demand. Public education will be similarly important.

Waste

Reductions in water use will consequently reduce the required capacity of sewerage infrastructure. As such, development within the NEPMP should be designed taking this into account.

Localised/household waste-water treatment and infiltration, or re-use, will further reduce capacity requirements of infrastructure. State government regulation is moving to supporting domestic treatment systems.

Hydrology

The above (water, waste) proposals would allow the design of a hydrological (stormwater) system that mimics the natural system. It can at least be designed to look like the natural system at its downstream edge (adjacent creek buffer areas). This can be achieved using:

- Controlled overland flow paths;

- "Agricultural" subsurface flows and infiltration systems;
- Retention ponds;
- Subsurface retention basins (gravel filled, clay capped under playing fields for example); and
- Evapotranspiration systems.

An integrated System

Within the NEPMP area, it is necessary to design an integrated system. Any water that is imported into the area, from a "town" supply, can be partially "absorbed" by the natural systems of the area (within its carrying capacity) and partially removed by evaporation or by overflow to creeks. Overflow to creeks must be treated to remove contaminants (solids, nutrients, other chemicals, etc).

Community, Education and Interpretation

Within the NEPMP, it will be important to educate the local community about sustainability and the local and regional environment. This can be achieved within the areas identified as 'natural environment' and may be achieved through the development of interpretive trails. The objective of the NEPMP relating to the community, education and interpretation is to:

- Provide guidance to the community in terms of growth and development opportunities and the manner in which growth is proposed to be managed.

Energy Generation

It is proposed below that renewable energy generation (photovoltaics, micro wind turbines) be allowed or encouraged/required for each building. This should be grid connected and energy consumption might be measured and managed for development in Parkhurst. This would define Parkhurst as model 'sustainable' development area, allow comparison with "traditional" development areas and help establish a benchmark for other areas of development in the city/region (even for established areas).

Safety and Security

Safety and security through the implementation of crime prevention through environmental design (CPTED) measures will be developed within the NEPMP area. This is significantly managed by responses at the building scale, the grouping and relationships between buildings, street tree plantings, street lighting and the relationship of public spaces to parks and buildings etc.

The objectives of the NEPMP relating to safety and security are to:

- Minimising the opportunity for crime and reduce the fear of crime for people using private and public space by:
 - Maximising visibility and surveillance of the public greenspace / environment;
 - Reducing the isolation of people, houses and areas that make them vulnerable to crime;
 - Clearly defining public and private space with active building fronts facing public space; and

- Managing public space to ensure that it is attractive and well used.

Communications

Good communications systems will be encouraged in the NEPMP that do not compromise residents' experiences or the visual values of streets and the landscape.

Construction

Development of the NEPMP will be undertaken to minimise and manage/reverse site and landscape impacts caused by construction.

BUILDING SCALE

Site/Landscape

The NEPMP will consider the use of building exclusion areas or building envelopes, on larger sites. The objectives of the NEPMP relating to the built form are to:

- Ensure that building design is of the highest quality and that the physical character of the area is enhanced;
- Ensure that new residential development is sensitive to the amenity of the area by having regard to aspects including the public environment, microclimate and views.

Vegetation

Garden designs which complement and assist the thermal performance of the house will be encouraged. The following landscape plantings will be encouraged within the NEPMP area:

- Maintenance and regeneration of the 'natural' landscape;
- Areas of plantings for shade and aesthetics using appropriate endemic garden species. This will be used to take up excess water and nutrients from the water treatment systems;
- A small area for growing fruit and vegetables (on larger lots). This will be useful in taking up nutrients and water imported into the site; and
- A small area of non-endemic, decorative plantings using appropriate non-invasive species. Again this takes up excess nutrients and water.

Fauna

An emphasis on the regeneration and planting of locally endemic species will provide and improve native fauna habitat within the NEPMP area.

Energy

All residential development within the NEPMP area will have a minimum of a 5 star rating, however a 7 star rating (AccuRATE) rating will be encouraged. This is to be provided by a certified consultant or engineer. This may be achieved by:

- A minimum 600mm eave width or 30% of the floor to eaves height;

- If heating is required, it is encouraged to be gas heating and minimised to take into account the passive thermal performance of the building;
- Air-conditioning may be installed but must be designed to have a minimum capacity taking into account the passive thermal performance of the building; and
- Heating and Air-conditioning must be designed by a qualified engineer with reporting demonstrating the required analysis.

4.7 DESIGN PROCESS OF THE NEPMP

The design process involved in formulating the NEPMP included:

- A Design Team that is multidisciplinary, including input from a wide range of consultants and stakeholders and embodying a wide range of local and environmental knowledge and related design expertise.
- A cooperative approach (as opposed to an adversarial one) with design team members working together. This ensured the interactions between disciplines (related aspects of the environment) were examined.
- An iterative process. This was necessary for a broad range of local and environmental information to be discovered (heuristic) and responded to. The designed outcomes evolve, to be "tight fit" responses to the existing character within the area and the environment.

4.7 NEPMP DESIGN OUTCOMES

4.7.1 BUILT FORM

The NEPMP has been designed to achieve an appropriate built form for the area and its context through a considered design approach following accepted planning principles and theory.

The alignment, scale, articulation and separation of all building envelopes work together to reinforce the streetscape and public domain, creating good spaces which will reinforce the experience of the natural environment. The visual impact upon the neighbouring properties beyond has been considered.

The built form is predominantly two storey to allow the trees behind to be visible over the roof form.

4.7.2 SCALE

Building heights are limited to two storeys within the Residential (Standard) Precinct and three storeys for the Residential (Mixed) Precinct. Roof forms will be refined through detailed massing studies which consider the impact of amenity. Retaining walls in streets will be kept to a minimum.

4.7.2 DENSITY

In regard to amenity, scale, distribution of mass, and access, the density of development within the NEPMP is considered appropriate given the location of the area to existing facilities and the intent for the Northeast Parkhurst community and beyond.

4.7.3 RESOURCE, ENERGY AND WATER EFFICIENCY

Both the built form and open space areas within the NEPMP have been designed to embrace passive and active ESD principles. Details of the proposed resource, energy and water efficiency are described in further more detailed building applications.

4.7.4 LANDSCAPE

The landscape design within the NEPMP will provide useable space for public, communal and private use which variety in scale, program and experience. As with built form the landscape design has embraced ESD principles and micro climate strategies. Utilisation of both the older vegetation and regrowth will be key in the establishment an inviting urban design in the short term. The establishment of local plants associated with the NEPMP theme will in the long term, supplement existing vegetation to create an inviting urban environment.

The primary goal for the landscape is to provide a pleasant shaded pedestrian environment. Artworks would be encouraged to be located within the landscape to enhance the planted areas and complement the built form.

4.7.5 AMENITY

The design uses 'good design practice' consistent with the Rockhampton City Plan objectives ensuring that the development achieves a high level of amenity within the site and in the broader context of the Parkhurst community.

4.7.6 SAFETY AND SECURITY

Designed as an urban environment, the housing types will provide sufficient outlook from balconies, and living areas onto public areas to create passive surveillance of the street, open space and building entrances. Lighting of the public domain and communal open spaces will be designed to enhance the safety and security of these spaces.

4.7.7 SOCIAL DIMENSIONS

The proposed development provides a mix of recreational and residential spaces appropriate to the social and economic context of the Pimpama Local Centre. Social accessibility and adaptability has underpinned the design of all public and communal areas.

4.7.8 AESTHETICS

The buildings have been designed as a composition of interconnected elements in a traditional manner with contemporary architectural detailing. Materials and colours will be considered in response to the site context, identity and use of the site.

The architectural forms are articulated and modelled to create variety, visual interest, human scale and depth through the composition and detailing of the exterior envelope. The pattern and rhythm established by the proportions and design of exterior elements will also be developed. This approach achieves a lively composition of building elements utilizing a tradition form fused with a contemporary aesthetic that is well integrated with its natural coastal context.

4.7.9 SUSTAINABILITY

The achievement of sustainable design outcomes have been considered in the NEPMP. As such, the following principles for reducing the ecological impact of development will be incorporated into the NEPMP Development Code:

- Energy conservation;
- Water conservation;
- Minimisation of fossil fuel usage associated with transport;
- Preservation of natural features of sites;
- Building materials conservation;
- Waste minimisation;

- Enhancement of indoor environmental quality;
- Appropriate landscaping;
- Enhancement of community life; and
- Maintenance.

These guidelines focus on achieving sustainable outcomes by comparing construction costs derived from triple bottom line objectives with conventionally designed buildings.

Note: New regulations were introduced under the Building Code of Australia from July 2005, that require all new multi-storey residential developments to achieve a 5 star energy rating. This will become a mandatory requirement that will affect the design of more compact urban development.

5.0 NORTHEAST PARKHURST MASTER PLAN (NEPMP) DEVELOPMENT GUIDELINES

5.1 OVERVIEW

The NEPMP sets out the way in which the Master Plan will override the Rockhampton Regional Council Planning Scheme. The land included within the Northeast Parkhurst Master Plan area is described delineated in the development application and indicated on the accompanying Appendices.

The NEPMP comprises the following three components:

Section 2: Levels of Assessment Tables

The Levels of Assessment Tables outline the Level of Assessment for future development in the NEPMP area. To the extent that the Level of Assessment differs from the Rockhampton Regional Council Planning Scheme, the Levels of Assessment in the Northeast Parkhurst Plan prevails – refer to **Appendix C**.

Section 3: NEPMP Development Code

The NEPMP Development Code (Development Code) outlines the assessment criteria for future development in the NEPMP 'Area 1'.

To the extent that the NEPMP Development Code differs from the Rockhampton Regional Council Planning Scheme, this NEPMP Development Code prevails – refer to **Appendix D**. The Figures referenced in the NEPMP Development Code are included in **Appendix E**.

5.2 LEVEL OF ASSESSMENT TABLE

5.2.1 TABLE OF ASSESSMENT CATEGORIES AND ASSESSMENT CRITERIA

The following tables outline the Level of Assessment for future development in the NEPMP area and replace the Levels of Assessment in the Rockhampton Regional Council Planning Scheme for the subject site.

In summary, the Precincts contained in the NEPMP Master Plan include:

- *Precinct 1* – Residential (Standard) Precinct;
- *Precinct 2* – Residential (Mixed) Precinct;
- *Precinct 3* – Open Space Precinct including Sub Precinct 3A – Natural Areas Precinct and Sub Precinct 3B – Water Sensitive Urban Design (WSUD) Precinct;
- *Precinct 4* – Specific Purpose Precinct; and
- *Precinct 5* – Centre Precinct.

These precincts are clearly identified on the Maps prepared by Wolter Consulting Group (WCG) contained in **Appendix E**. The general intent for each Precinct is described in the following section.

5.3 NORTHEAST PARKHURST MASTER PLAN (NEPMP) 'AREA 1' DEVELOPMENT CODE

5.3.1 APPLICATION OF THIS CODE

This code applies for the assessment of development applications within the NEPMP Area.

5.3.2 PURPOSE OF THE CODE

This overall outcomes of this code is to ensure that development for which it applies –

- 1) Provides a road, pedestrian, cycle and public passenger environment that effectively and efficiently connects to the surrounding area;
- 2) Facilitates diversity in housing choice that is responsive to the changing demographic structure of the City's population;
- 3) Presents a character and design that contributes positively to the amenity of the surrounding area;
- 4) Does not cause a significant adverse affect to the City's natural environment including, for example, waterways, undeveloped hill slopes and areas of significant native vegetation; and
- 5) Does not increase the risks to safety, property and the environment due to the interaction of the development and natural or other hazards including, for example, flooding, bushfire, disturbance of acid sulfate soils, storm surge, cyclonic weather events and landslide.

5.3.3 RELATIONSHIP WITH ROCKHAMPTON REGIONAL COUNCIL PLANNING SCHEME

- 1) For the purposes of this code, reference to the Planning Scheme means the planning scheme in force at the time an application under this code is lodged.

5.3.4 HOW TO COMPLY WITH THIS CODE

- 1) This code is complied with if each overall outcome and specific outcome applying to the development is achieved.
- 2) For assessable development, an acceptable solution provides a guide to how the related specific outcome may be achieved.

5.3.5 DEFINITIONS

Unless otherwise defined below, the Definitions of Uses and Administrative Terms contained in the Rockhampton Regional Council Planning Scheme shall apply. The definitions below may incorporate terms which are defined in the Rockhampton Regional Council Planning Scheme and have the same meaning.

Administrative Definitions

Mixed Residential: The mixed residential precinct is intended to include residential development which is predominantly for medium - higher density residential development on lots with a minimum of 300m² and with an overall density generally between 22 and 30 dwellings per hectare.

Development in the mixed residential precinct is aimed at integrating residential uses with commercial development, facilitating a resident population to encourage and support an active, vibrant safe centre.

Land Use Definitions

Display Dwelling: A temporary use of premises for:

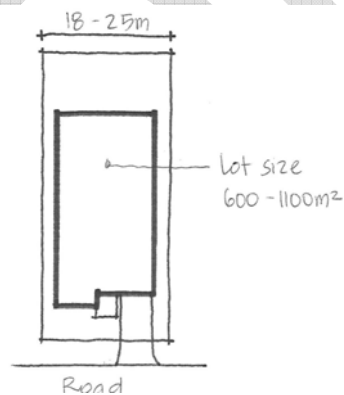
- Displaying a type of dwelling that can be built within the estate; and
- Displaying a dwelling as a prize.

Estate Sales Office: A temporary use of premises within a subdivision estate or development site, to assist in the display and sale of land and/or buildings.

Home Business: A use of premises for a commercial, government or non-profit activity that is carried out on a lot used primarily for residential purposes.

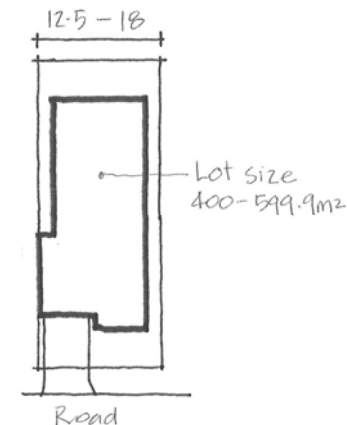
Standard Detached House: A house on a lot ranging from 600 - 1100m² with minimum frontage of 18 metres.

This is the standard family house on a large lot with setbacks on all sides. It can offer a larger back yard and space for a pool.



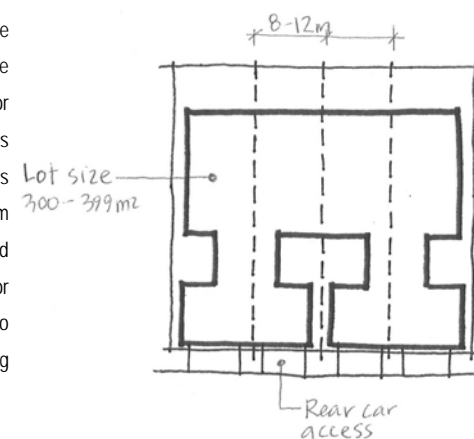
Small Lot House / Zero Lot House: A house on a lot ranging from 400 - 599.9m² with frontages ranging from 12.5 - 18 metres, setback to at least one boundary or with one wall built on a side boundary.

This house can be either free standing or have one wall on a side boundary. It offers minimal maintenance and guaranteed lifestyle outcomes such as privacy and controlled solar access.



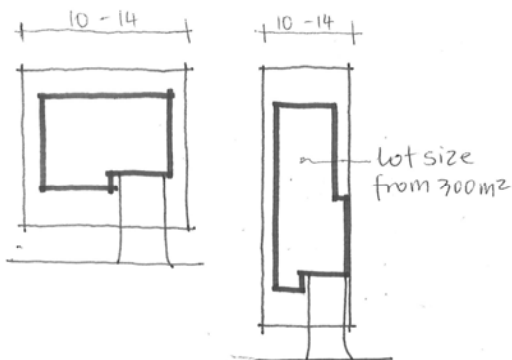
Terrace House: A house on a lot ranging from 300 - 399.9m² with frontages ranging from 10 to 12 metres, with or without built to side boundary walls and with rear car access.

Terrace lots are smaller low maintenance blocks of land that offer affordable housing choice and are suitable for retirees, empty nesters, small families and first home buyers. This house offers urban living with maximum accommodation on a small site and incorporating a courtyard for outdoor recreation. It may have walls built to boundary to optimise the internal living area.



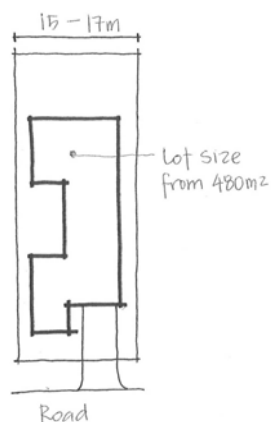
Cottage House: A house on a lot ranging from 300m² with frontages ranging from 12 to 14 metres, with or without built to side boundary walls and with front car access.

Cottage lots are a low maintenance block offering affordable housing. They are suitable for nesters, small families and home buyers.



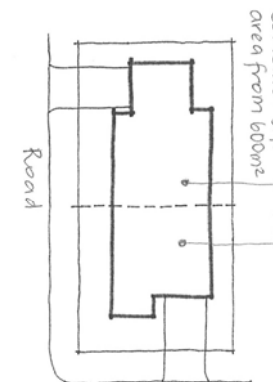
Courtyard House: A house on a medium sized block from 480m² in area with a 15 - 17 metre wide.

A Courtyard lot type is suitable for a medium to large lowset design or a medium to very large 2 storey home. When a large lowset design is selected for this lot type there will be very little yard left meaning it is a low maintenance block.



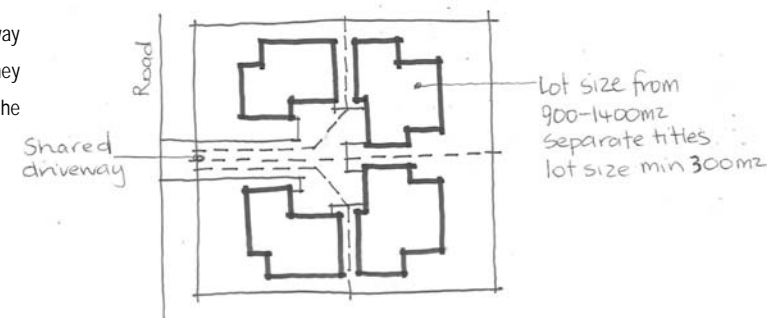
Duplex/Corner Duplex: Two houses built on the same lot with a minimum of 600m² capable of being subdivided into separate titles with a minimum of 300m² lots and each house addressing separate streets if on a corner lot.

This type creates 2 dwellings but gives the impression of one large home. By incorporating separate entries from each street each dwelling has its own identity.



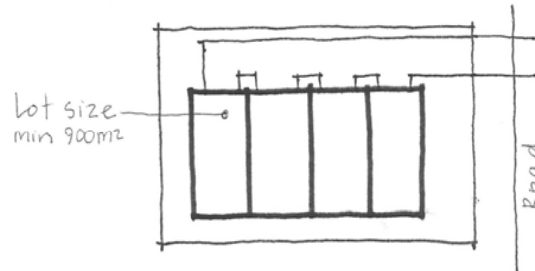
Mews: A house sharing a common driveway by means of reciprocal easements, or a lot ranging from 900m² - 1400m² or capable of being subdivided into separate titles with a minimum of 300m² lots on which up to four homes are constructed between two streets and car access is by way of a shared driveway from one street only.

These homes share a common driveway by means of reciprocal easements. They have great street appeal because the garages are hidden from view.



Multi-unit Dwelling: More than 3 dwellings built on the same lot with a minimum of 900m² capable of being subdivided into separate lots subject to Community Title Schemes.

This type creates more than 3 dwellings.
By incorporating separate entries each dwelling has its own identity.



Outdoor Sport and Recreation: As per Rockhampton City Plan definition.

Park: As per Rockhampton City Plan definition.

Motel: As per Rockhampton City Plan definition.

5.4 NORTHEAST PARKHURST MASTER PLAN (NEPMP) 'AREA 1' PRECINCTS AND PRECINCT SPECIFIC CONTROLS

5.4.1 GENERAL PROVISIONS WITHIN THE NEPMP DEVELOPMENT CODE

The purpose of the general provisions is to provide guidelines to effectively manage impacts of the new development within the NEPMP area whilst:

- Encouraging attractive buildings of a size, intensity and appearance consistent with the designated precinct;

- Facilitating development that creates the desired amenity for the overall development;
- Encouraging development that provides a pleasant living environment for its occupants; and
- Encouraging housing diversity.

General Design Guidelines

TABLE 3 – DESIGN GUIDELINES FOR OVERALL NEPMP

Column 1	Column 2
Performance Criteria	Acceptable Solution
O1 Building Design Building design must contribute to the desired theme and atmosphere of the Master Plan Area and make a positive contribution to visual and living amenity of the wider community.	S1 The planning and design of the proposal is to be generally consistent with the NEPMP – refer to Appendix E . The built form within a Precinct will be characterised by: <ul style="list-style-type: none"> ▪ Articulated facades; ▪ A combination of roof forms, including flat and skillion rooflines; ▪ A palette of rich materials, creating a rhythm of variety and compatibility; ▪ Materials that include rendered masonry, articulated with aluminium screens and timber batters ▪ Elements of a finer scale than the main structural framing; and ▪ Variations in the treatment and patterning of sun shading devices or other elements of facades. The built form shall be articulated for each aspect of buildings

Column 1	Column 2
Performance Criteria	Acceptable Solution
	<p>on the site. Proposed materials will be durable and include a combination of the following:</p> <ul style="list-style-type: none"> Rendered masonry; Aluminium screens and louvres; Timber battens; Textured and patterned pre-cast concrete; Slate and stone feature walls; Zincalume sheeting; Opaque and coloured glass; and Polished concrete.
O2 Building Form The form of buildings in each Precinct must be appropriate to the scale and function of the Precinct.	S2 Building form shall comply with the intent expressed in the NEPMP.
O3 Fencing and Walls Any proposed fencing and/or walls must: <ul style="list-style-type: none"> Assist safety and surveillance of the street and entry areas; Enable use of private open space abutting the street; and Assist in highlighting entrances. 	S3 Fencing and walls shall comply with the following criteria: <ul style="list-style-type: none"> Front fences shall have a height no greater than 1.8 metres above ground level, with a minimum of 50% transparency; Side and rear fences shall have a height no greater than 1.8 metres above ground level, other than as required for acoustic purposes; No retaining wall shall have a height greater than 1.5 metres; and Landscaping including trees, screening shrubs and groundcover is to be used to soften the visual impact of retaining walls, fences and balustrades, where required.
O4 Amenity	S4 Air conditioning units shall be located so they are

Column 1	Column 2
Performance Criteria	Acceptable Solution
The development must take into consideration the surrounding amenity, character and identity of the area.	screened at all times from any location outside the site and are not visually obtrusive and do not cause adverse visual and noise impacts on adjoining premises. <p>S4.1 Rubbish bin storage areas are to be located where they are unobtrusive, in terms of their location and appearance.</p> <p>S4.2 Clothes drying areas are to be located where they are unobtrusive, in terms of their location and appearance.</p>
O5 Security and Safety The design and building of spaces must safeguard and promote personal and property security for all users of the development.	S5 The design and building of spaces will safeguard and promote personal and property security for all uses of the site and be consistent with crime prevention through environmental design (CPTED) principles. Public access will be provided throughout the site, including between residential and non-residential areas. <p>S5.1 Any level differential between public and private space shall be a maximum of 3.5 metres.</p>
O6 Street Trees Street trees and landscaping treatment must contribute to the character, amenity, utility and safety of public places.	S6 The location and species selection of street trees and planting beds is to be in accordance with a Landscape Concept Plan and indicative species list.
O7 Planting Planting must be utilised to provide shade, soften the built form of the proposal and enhance its appearance from public viewpoints.	S7 Large walls shall have planting and textual elements and shall have regard to the nature of existing and proposed adjoining land uses to ensure a suitable appearance from a public viewpoint. Such planting should include a combination of tiered planting, shrubs and groundcovers.

Column 1	Column 2
Performance Criteria	Acceptable Solution
O8 Vacant Sites Vacant sites must present as attractive temporary parkland.	S8 As staged development occurs, undeveloped sites shall be maintained to provide a safe and visual barrier. Public access is provided only where public safety can be maintained.
O9 Landscape Design Landscaping work must create a sense of place or specific character, ensure functionality and provide long term visual interest.	S9 Landscaping proposals to reflect the sub-tropical character of Rockhampton, in particular Northeast Parkhurst and support visual axes, where possible.
O10 Roads Adequate all-weather road access is provided between the premises and the existing road network.	S10 Roads are designed and constructed in accordance with Rockhampton Regional Council Planning Scheme Policy 13 and the design elements of the road transport network in accordance with Aus-spec Development Specification D1 – Geometric Road Design.
O11 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.	S11 All premises must have vehicle access to a formed road. Access to be designed and constructed in accordance with Australian Standards – AS1428.1 – General Requirements for Access.
O12 Air Emissions Air emissions from a premise must not cause environmental harm or nuisance to adjoining properties or sensitive land uses. ¹	S12 No acceptable solution is prescribed.
O13 Water Quality	S13 Proposed treatment complies with Council's Guidelines.

¹ One way an applicant may demonstrate how the development achieves the outcomes stated in O12 is to prepare a study that identifies how the development is in accordance with *Environmental Protection (Air) Policy 1997*.

Column 1	Column 2
Performance Criteria	Acceptable Solution
The standard of stormwater runoff from a premise must ensure the quality of surface water is suitable for: a) The biological integrity of aquatic ecosystems; b) Recreational use ² .	
O14 Natural Ventilation Relevant development must maintain adequate levels of natural ventilation and light penetration to neighbouring habitable rooms, balconies and private open space.	S14 Building Setbacks should comply with those setbacks specified in the various precincts.
O15 Waste Disposal Waste disposal and collection areas must be unobtrusive, and adverse impacts on neighbouring properties/uses must be mitigated.	S15 Bin storage shall be suitably screened and designed to avoid adverse impacts on neighbouring properties. Bin storage and/ or collection areas shall be located where they can be accessed by refuse collection vehicles.
O16 Good Passive Thermal Performance Development achieves good passive thermal performance.	S16 Development, where possible achieves the following: <ul style="list-style-type: none"> Orientation of housing for exposure to cooling breezes; Orientation of housing with long faces and glazing to the north and south so that sunlight

² One way an applicant may demonstrate how the development achieves the outcomes stated in O14 is to prepare a study that identifies how the development is in accordance with *Environmental Protection (Water) Policy 1997*.

Column 1	Column 2
Performance Criteria	Acceptable Solution
	<p>can be best controlled;</p> <ul style="list-style-type: none"> Limited glazing to make the house cool in summer and warm in winter. If a lot of glazing is wanted, it may be made from "high performance" glazing systems, double glazed or insulated in winter using heavy drapes; Provision of effective shading using suitable eaves overhangs, screens plantings etc i.e. a minimum 600mm eave width or 30% of the floor to eaves height. Use of blinds or screens on verandahs to block sunlight but allow ventilation; Increased natural ventilation by reducing barriers to air paths through the building. Open up enclosed verandahs and enclose subfloor areas; Installation of a ventilator or ventilators that remove hot air from below the ceiling; Provision of fans to move air in the absence of breezes; Provision of appropriate windows and glazing to minimise unwanted heat gains and maximise ventilation; Provision of adequate levels of appropriate insulation is installed. Minimum R3 to the ceiling and R1.2 to walls; Use of high thermal mass construction, such as slab-on-ground, to store "warmth" or "coolth" and stabilise internal temperatures; Use light-coloured roof and wall finishes to reflect

Column 1	Column 2
Performance Criteria	Acceptable Solution
	<p>more solar radiation and reduce heat gain. Several manufacturers now make heat-reflecting roof coatings that claim up to a 20% reduction in ceiling temperatures;</p> <ul style="list-style-type: none"> Provision of shade through the use of planting; Provision of evergreen plants wherever permanent shade is required, such as west facing walls in the warm climate within the NEPM area.

2.4.2 PRECINCTS WITHIN THE NEPM DEVELOPMENT CODE

Precinct 1: Residential (Standard) Precinct

The Residential (Standard) Precinct is intended for low density traditional residential development accommodating detached dwellings on lots with a minimum average size of 600m². These lots will contain dwellings consistent in terms of height, bulk and scale with those already established in the existing area and wider Rockhampton to reflect the desired amenity and character of the locality.

Where possible, lots will be oriented in a north-south direction with the long axis of lots within 15 degrees of north-south. Furthermore, lots will be designed with a lot size to accommodate an appropriate low density building orientation that provides solar and wind access and the orientation of lots will ensure that

buildings can be sited and designed to provide main living rooms and principal areas of open space with good solar access.

Precinct 1: Residential (Standard) Precinct Design Guidelines

TABLE 4 – DESIGN GUIDELINES FOR RESIDENTIAL (STANDARD) PRECINCT IN NEPM

Column 1	Column 2
Performance Criteria	Acceptable Solution
O1 Precinct Character Uses are consistent with the Residential (Standard) character of the precinct.	S1 Uses which are consistent with the character of the precinct are: a) Display Dwelling b) Estate Sales Office c) Home Business d) Standard Detached House e) Outdoor Sport and Recreation f) Park
O2 Lot Size and Layout Site area must be consistent with the intentions for the Residential (Standard) Precinct.	S2 The lot size within the Residential (Standard) Precinct is to be a minimum of 450m ² and be of a scale and design consistent with surrounding residential development. The lot size is to be a minimum average of 600m ² with a minimum width of 15m and a minimum depth of 25m.
O3 Building Height Buildings and other structures do not detrimentally impact on development on adjoining premises and in the surrounding area.	S3 Buildings and other structures do not exceed: ▪ 8.5m or (2) storeys in height in the Residential (Standard) Precinct.
O4 Front Setbacks	S4 Front setbacks are to be a minimum of:

Column 1	Column 2
Performance Criteria	Acceptable Solution
Development must be designed to minimise amenity impacts on other dwellings and their open space in terms of access to sunlight and daylight and privacy. Building size and bulk must not create overbearing development for the streetscape and neighbouring dwellings.	<ul style="list-style-type: none"> ▪ 5m from a street frontage; ▪ 3m to secondary frontage on a corner lot; or ▪ Within 20% of adjoining lots.
O5 Rear Setback Development must not significantly reduce daylight to public or private open space in adjacent development. Rear setbacks must be limited in dimensions and openings, to minimise the impact on neighbours.	S5 Rear setbacks are to be a minimum of 6m.
O6 Side Setbacks Development must not significantly reduce daylight to open space and habitable rooms in adjacent development. Rear setbacks must be limited in dimensions and openings, to	S6 The side boundary setbacks are to be a minimum of: <ul style="list-style-type: none"> ▪ 1.5m for a wall up to 4.5m high; and ▪ 2m for a wall up to 7.5m high. <p><i>Note: Setbacks are to external walls. Eaves / sunhoods / screens are exempt from this setback and should be in accordance with the provisions set out in the Building Code of Australia.</i></p>

Column 1	Column 2
Performance Criteria	Acceptable Solution
minimise the impact on neighbours.	
O7 Total Site Cover Building size is of a scale that contributes to the amenity of the Residential (Standard) Precinct.	S7 Total Site Cover is no more than 0.5 times the site area.
O8 Building Orientation Development must achieve a pleasant, attractive and manageable living environment. Dwellings must receive adequate daylight and allow passage of cooling breezes through habitable rooms.	S8 Where possible, dwellings are to be orientated towards predominant views to take advantage of a number of prevailing breezes.
O9 Building Orientation Residential development must be orientated toward the street frontage or greenspace, where applicable.	S9 Habitable rooms and any car parking areas are to overlook the street frontage. S9.1 Dwellings must have an entry visible from the street. S9.2 Car parking areas are not to dominate more than 50% of the street frontage.
O10 Landscape Design Landscaping and/or fencing along residential site boundaries must maintain privacy between the adjoining residences and enhance the visual appearance of the development.	S10 Landscape design to be in accordance with a Landscape Concept Plan and indicative species list.
O12 Private Open Space	S12 Over 25% of a developed lot is provided as private open

Column 1	Column 2
Performance Criteria	Acceptable Solution
Development must provide sufficient private open space for residents' needs.	space.
O13 Large Development Larger developments must integrate with the neighbourhood and form part of the local street network.	S13 Development on sites over 4,000m ² : <ul style="list-style-type: none"> Includes some houses particular near road frontages; Is connected to and part of the neighbourhood; Is integrated with the existing or proposed local street network; Provides for legible and direct access for all residents to surrounding and future community facilities in the area such as schools, parks, neighbourhood shops and public transport; and Clearly defines public, communal and private open space.

Precinct 2: Residential (Mixed) Precinct

The Residential (Mixed) Precinct is intended for residential development of a medium - higher density on lots with a variety of sizes to achieve generally an overall density of 22 - 30 dwellings per hectare. As such, this precinct will accommodate affordable housing options and choice and will provide easy access for pedestrians, cyclists and local vehicular traffic.

The purpose of the Residential (Mixed) Precinct provisions is to provide guidelines to effectively manage impacts of new development whilst:

- Ensuring that new development uses articulation, texture, massing and form to provide a stimulating visual environment;
- Allowing for the development of higher buildings, where appropriate to the overall desired future built-form character and form of the precinct;
- Creating a cohesive, distinctive and attractive precinct that does not impact the visual amenity of the area when seen from long distance viewing points;
- Encouraging built form to have regard to areas with a retail and pedestrian focus; and
- Ensuring that overlooking of existing residential uses is minimised.

Precinct 2: Residential (Mixed) Precinct Design Guidelines

TABLE 4 – DESIGN GUIDELINES FOR RESIDENTIAL (MIXED) PRECINCT IN NEPM

Column 1	Column 2
Performance Criteria	Acceptable Solution
O1 Precinct Character – Residential 01 Uses Residential uses are consistent with the mixed residential character of the precinct.	S1 Residential uses which are consistent with the character of the precinct are: <ul style="list-style-type: none"> a) Display Dwelling b) Estate Sales Office c) Home Business d) Standard Detached House e) Small Lot House / Zero Lot House f) Terrace House g) Cottage House

Column 1	Column 2
Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> h) Courtyard House i) Duplex/Corner Duplex j) Mews k) Multi-unit Dwelling l) Motel m) Outdoor Sport and Recreation n) Park
O2 Lot Size and Layout – Residential Development Site area must be consistent with the intentions for the Residential (Mixed) Precinct.	S2 For development up to (2) storeys, the freehold lot size is a minimum of 300m ² . Freehold lot sizes have a minimum width of 10m and minimum depth 25m. S2.1 For development in excess of (2) storeys, the freehold area lot size is a minimum of 450m ² . Freehold Lot sizes have a minimum width of 15m.
O3 Building Height Buildings and other structures do not detrimentally impact on development on adjoining premises and in the surrounding area.	S3 Buildings and other structures do not exceed: <ul style="list-style-type: none"> ▪ 10.5m or (3) storeys in height.
O4 Building Length Building size must be consistent with the intentions for the Precinct.	S4 Building length is no more than 15m in any direction without articulation.
O5 Front and Rear Setbacks The development must contribute to the streetscape	S5 Front and rear setbacks are to be a minimum of: <ul style="list-style-type: none"> ▪ 3m from a street frontage; and ▪ 1.5m from the rear boundary.

Column 1	Column 2
Performance Criteria	Acceptable Solution
and be orientated to the street or parkland to facilitate casual surveillance.	<ul style="list-style-type: none"> 1.5m to secondary frontage on a corner lot.
O6 Side Setbacks Building size and bulk must not create overbearing development for the streetscape and neighbouring uses.	S6 The side boundary setbacks are to be a minimum of: <ul style="list-style-type: none"> 1m for a wall up to 4.5m high; 2m for a wall up to 7.5m high; 2.5m for a wall up to 10.5m high; or Built to boundary in accordance with the Queensland Development Code.
O7 Total Site Cover Development is of a scale that contributes to the amenity of the Residential (Mixed) Precinct.	S7 Total site cover is no more than 0.65 times the site area.
O8 Building Form The form of buildings in the Residential (Mixed) Precinct must be appropriate to the scale and function of the Precinct.	S8 Building form shall comply with the intent expressed in the NEPMP.
O9 Building Elevations Building elevations must visually balance the height of the buildings within a streetscape.	S9 A number of the following design elements are introduced: <ul style="list-style-type: none"> Variations in plan shape, such as curves, steps, recesses, projections or splays, Variations in the treatment and patterning of windows, sun protection devices or other elements of a façade, Elements of a finer scale than the main structural framing, Balconies, verandahs, terraces or sun shading devices, and/or

Column 1	Column 2
Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> Light coloured materials.
O10 Building Orientation Development must achieve a pleasant, attractive and manageable living environment. Buildings must receive adequate daylight and allow passage of cooling breezes through habitable rooms.	S10 Buildings must be orientated towards predominant views and take advantage of a number of prevailing breezes. North facing buildings will take advantage of the north-easterly breezes on the site.
O11 Building Orientation The development must be orientated to the street and facilitate casual surveillance of the street.	S11 Front elevations, where possible, are parallel or nearly parallel to the road frontage. S11.1 Dwellings to have windows or balconies that face the street or are on the front of the building.
O12 Building Treatment The architectural treatment of dwellings must avoid large blank walls, and openings and setbacks must be used to articulate vertical building surfaces and contribute positively to the Residential (Mixed) Precinct's streetscape.	S12 The architectural treatments will be designed to treat large blank walls where they occur. Openings and setbacks will be used to articulate vertical building surfaces and contribute positively to the Residential (Mixed) Precinct's streetscape.
O13 Building Roofscape Roofscape must be attractive and not disfigured by a cluttered display of plant and equipment.	S13 Service structures and mechanical plant are to be designed as part of the building or screened effectively. S13.1 Building caps and rooftops are to contribute to the

Column 1	Column 2
Performance Criteria	Acceptable Solution
	architectural distinction of the building.
O14 Screening / Partial Enclosure Screening and/or partial enclosure of balconies is limited to provide privacy for neighbours and comfort for residents without resulting in unattractive buildings or an appearance of excessive bulk or restricting opportunities for passive surveillance of the street.	S14 Where applicable, the screening of balconies is limited to the side and rear boundaries and the sides of balconies between those units where needed to prevent noise and overlooking of other units or dwellings and recreation areas. Street frontages of balconies are not screened to be more than 50% enclosed by shutters, glazing, louvres, or similar permanent structures.
O15 Noise Emissions Noise emissions from a premise must not cause environmental harm or nuisance to adjoining properties or sensitive land uses. ³	S15 Any air conditioning plant is located toward the centre of the site. S15.1 Any air conditioning units are appropriately screened to minimise noise emissions. S15.2 Vehicle movement areas are located a minimum of 3m from any adjoining dwellings, or are provided with acoustic screening to the boundary. S15.3 Communal open space is located a minimum of 3m from adjoining dwellings provided with acoustic screening.
O16 Continuity and Connectivity	S16 Buildings address the street or any internal road or the plaza, with main entrances fronting the street or outdoor

³ One way an applicant may demonstrate how the development achieves the outcomes stated in O10 is to prepare a study that identifies how the development is in accordance with *Environmental Protection (Noise) Policy 1997*.

Column 1	Column 2
Performance Criteria	Acceptable Solution
Building design and continuity and connectivity of streetscape, pedestrian paths and street front spaces must promote integration with the surrounding area.	squares or plazas that constitute the focal point of the development, rather than to internal spaces or parking areas.
O17 Landscaping and External Activity Areas Landscaping and external activity areas are provided on - site to: a) Contribute to built form and streetscape; b) Provide positive sun and breeze control; and c) Make provision for recreation areas.	S17 No acceptable solution is prescribed.
O18 Private Open Space Development must provide sufficient private open space for residents' needs.	S18 For development with a site density of 30 dwellings per hectare or less, private open space for each dwelling unit comprises both (I) and (II) as follows: (I). For dwelling units at-ground level: ▪ Total minimum area of 20% of the dwelling unit Gross Floor Area, with a minimum dimension of 3.0m; and ▪ An area of private open space with an area of 25m ² with a minimum dimension of 4m and directly accessible from a living area of the dwelling unit; and

Column 1	Column 2
Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> A maximum gradient of 1 in 10⁴; and Screening provided to prevent viewing of the private open space from public space and adjoining properties. <p>(II). For dwelling units above-ground level:</p> <ul style="list-style-type: none"> A balcony or rooftop area conveniently accessible from a main living area of the dwelling unit, having a minimum area of 10m² with a minimum dimension of 2.5m; and Adequate screening to protect the privacy of neighbours. <p>S18.1 For development with a site density of more than 30 dwellings per hectare, private open space for each dwelling unit comprises both (I) and (II) as follows:</p> <p>(I). For dwelling units at-ground level:</p> <ul style="list-style-type: none"> Total minimum area of 35m², with a minimum dimension of 2.5m; and An area of private open space with an area of 16m² with a minimum dimension of 4m and directly accessible from a living area of the dwelling unit; and A maximum gradient of 1 in 10; and Screening provided to prevent viewing of the private open space from public space and adjoining properties. <p>(II). For dwelling units above-ground level:</p>

Column 1	Column 2
Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> A balcony or rooftop area conveniently accessible from a main living area of the dwelling unit, having a minimum area of 8m² with a minimum dimension of 2.5m; and Adequate screening to protect the privacy of neighbours.
O19 Communal Open Space Communal open space for clothes drying and common recreation facilities must be provided where a significant proportion of dwellings do not have access to ground floor private open space.	S19 Communal open space including common recreational facilities shall be provided in those areas shown on the Open Space allocation plan submitted with any building application.
O20 Residential Landscape Design Landscaping along residential site boundaries must maintain privacy between the adjoining residences and enhance the visual appearance of the development.	S20 Landscaping shall be in accordance with an approved Landscape Concept Plan.
O21 Vehicle Access, Parking Design and Location Vehicle access, parking design and location and screening treatment must minimise noise and visual impacts on neighbouring dwellings	<p>S21 Vehicle movement areas are located a minimum of 3 metres from any adjoining land included in a Residential Area, and acoustic screening is provided next to any vehicular movement or parking areas along the side or rear boundary, where the adjoining land is included in a Residential Area.</p> <p>S21.1 A 2 metre high screen fence or vegetated buffer (or</p>

⁴ A balcony or deck may be utilised as private open space where site gradients are excessive.

Column 1	Column 2
Performance Criteria	Acceptable Solution
	combination of) is provided next to any vehicle movement or parking areas.
O22 Parking Structures Parking must not dominate the street frontage.	S22 Any parking structures associated with a development does not dominate the street frontage and are no more than 1.5 metres above ground level at any point, where basement parking is proposed.
O23 Fencing and Walls Any proposed fencing and/or walls must: <ul style="list-style-type: none"> Assist safety and surveillance of the street and entry areas; Enable use of private open space abutting the street; and Assist in highlighting entrances. 	S23 Vehicle movement areas are located a minimum of 3 metres from any adjoining dwellings and acoustic screening is provided next to any vehicular movement or parking areas along the side or rear boundary. 23.1 A 2 metre high screen fence is provided next to any vehicle movement or parking areas along the site or rear boundary.
O24 Waste Disposal Waste disposal and collection areas must be unobtrusive, and adverse impacts on neighbouring properties/uses must be mitigated.	S24 For buildings of (10) or more units, on-site in storage: <ul style="list-style-type: none"> Is screened if located within 5m of a property boundary; OR <ul style="list-style-type: none"> Is located where it can be accessed by refuse collection services; and Is located within the main building.
O25 Large Development Larger developments must integrate with the	S25 Development on sites over 2,000m ² : <ul style="list-style-type: none"> Is connected to and part of the neighbourhood; Is integrated with the existing or proposed local

Column 1	Column 2
Performance Criteria	Acceptable Solution
neighbourhood and form part of the local street network.	street network; <ul style="list-style-type: none"> Provides for legible and direct access for all residents to surrounding and future community facilities in the area such as schools, parks, neighbourhood shops and public transport; and Clearly defines public, communal and private open space.
O26 Pedestrian Legibility Development must maintain or establish continuous, accessible, attractive, direct, convenient and effectively signed routes through sites for pedestrians and cyclists, providing for: <ul style="list-style-type: none"> Access to public transport facilities; Links to carparking areas; and Access to and along the greenspace corridors. 	S26 Pedestrian connections: <ul style="list-style-type: none"> Ensure open parking areas have clearly delineated, convenient walkways through them, suitable for use by wheelchairs, trolleys and pushers; Are properly illuminated at all times, Are paved and finished with suitable materials; and Are a minimum of 2 metres wide.
O27 CPTED Proposals are designed to incorporate crime prevention through environmental design principles, in particular measures to prevent graffiti.	S27 Building design and layout provide for non graffiti-friendly development, structures and layout by incorporating the following features where practical: <ul style="list-style-type: none"> Access control measures of vegetation, fencing, lighting or sprinklers; Designs with an absence of 'natural ladders'; Minimal unbroken vertical surface areas;

Column 1	Column 2
Performance Criteria	Acceptable Solution
	<ul style="list-style-type: none"> ▪ Graffiti deterrent surface treatments; and ▪ Provision of habitable rooms that overlook spaces to minimise criminal and anti-social activity.

Precinct 3: Open Space Precinct

The Open Space Precinct is for informal open air recreation and outdoor cultural and educational activities, and may provide opportunities for active uses including sports or other events on a casual basis.

Activities requiring permanent facilities, such as youth or sporting clubs may also be accommodated in this precinct, but only where they are located on large tracts of land and the activity occupies only a small part of the surrounding greenspace. More formal uses such as tennis courts and lawn bowls facilities which require relatively limited space may also be accommodated within this Precinct.

The Open Space Precinct will contribute to the scenic, landscape and open space character of the city and immediate area whilst incorporating a functional and integrated network of pedestrian and cycling paths.

The Open Space Precinct makes a significant contribution to the visual amenity and usability of the area by inclusion of an integrated greenspace network on the site.

Crime prevention through environmental design (CPTED) principles have been incorporated throughout the site where practical. In particular, proposed greenspace spines have been placed on the site to encourage overlooking, activity nodes and natural surveillance opportunities.

As such, casual surveillance is maximised to enhance public safety in the community. Enhancement of the Open Space Precinct will make a positive contribution to meeting the recreational needs of both the local and wider communities.

Sub Precinct 3(a): Natural Environmental

The Natural Environment Sub-Precinct 3(a) will contribute to the scenic, landscape and open space character of the city of Rockhampton and immediate area of Northeast Parkhurst. Existing vegetation will be retained where possible and will contribute to the dense screening of residential uses.

The Natural Environment Sub-Precinct 3(a) makes a significant contribution to the local character and overall visual amenity of the site by retaining and where possible enhancing the usability of the existing vegetation on the site. Crime prevention through environmental design (CPTED) principles have been incorporated throughout the site where practical. Residential land uses have therefore been designed to accommodate dwellings which can be oriented to overlook natural areas and associated pedestrian and cyclist paths. As such, casual surveillance is maximised to enhance public safety in the community.

The intent of the Natural Environment Sub-Precinct 3(a) is to protect and where possible, enhance the key areas of native vegetation, existing habitats and water quality whilst culminating in aesthetic and recreational benefits to prospective residents and the community as a whole.

Sub Precinct 3(b): Water Sensitive Urban Design (WSUD)

The Water Sensitive Urban Design (WSUD) Sub-Precinct 3(b) has identified significant areas of land that are imperative to the management and treatment of stormwater within 'Area 1'. Development within the WSUD Sub-Precinct 3(b) will need to explore WSUD principles, in particular grassed swales to offer an alternative to the traditional conveyance approach to stormwater management.

The WSUD Sub-Precinct 3(b) seeks to minimise the extent of impervious surfaces and mitigate changes to the natural water balance, through on-site reuse of the water as well as through temporary storage. By integrating major and minor flow paths in the landscape and adopting a range of WSUD techniques, the size of the structural stormwater system required can be reduced. These techniques include detention and retention basins to lower peak flows, and grassed swales and vegetation to facilitate water infiltration and pollutant filtration.

An integrated approach to stormwater management is the key to development within the WSUD Sub-Precinct 3(b).

This integrated approach regards stormwater as a resource rather than a burden and considers all aspects of run-off within a development, including environmental, social and cultural issues. The precinct identifies the key opportunity areas for WSUD, however these principles should be applied across the NEPMP 'Area 1'

A multi-purpose corridor is an important design element in many integrated stormwater management systems, and it may include water features, habitat protection and recreation.

These provide many benefits including:

- Protection of environmental values and supporting wildlife habitats;
- Filtration of stormwater (via well vegetated areas);
- Recreational opportunities; and
- Protection of the residential development from flooding.

Managing urban run-off in a water sensitive manner not only resolves problems associated with stormwater, but it enhances the social and environmental amenity of the urban landscape. Reducing peak flows and maintaining a more natural stormwater system can also potentially reduce capital and maintenance costs of drainage infrastructure.

The key objectives of the WSUD Sub-Precinct 3(b) are to:

- Protect and enhance natural water systems within the development of 'Area 1';

- Use stormwater in the landscape by incorporating multiple use corridors that maximise the visual and recreational amenity of development in 'Area 1';
- Protect the quality of water draining from development in 'Area 1'; and
- Reduce peak flows from urban development in 'Area 1' by local detention measures and minimising impervious areas; and
- Minimise the drainage infrastructure cost of development in 'Area 1'.

Precinct 3: Open Space Precinct Design Guidelines

TABLE 5 – DESIGN GUIDELINES FOR OPEN SPACE PRECINCT IN NEPMP

Column 1	Column 2
Performance Criteria	Acceptable Solution
OVERALL	
O1 Proposed Use Proposals in the Open Space Precinct must be associated with recreational activities.	S1 Open space is maintained to preserve the recreational and aesthetic features of the land.
O2 Precinct Character – Supporting Uses Uses are consistent with the open space character of the precinct.	S2 Uses which are consistent with the character of the precinct are: a) Outdoor Sport and Recreation b) Park
O3 Green Space Parkland Setting The proposal must be	S3 The form of the proposal is not contrary to the intent of the NEPMP.

Column 1	Column 2
Performance Criteria	Acceptable Solution
appropriate for a parkland setting.	
O4 Type and Form The type and form of the proposal must maximise one or more green space values, these may include, but not be limited to the following: <ul style="list-style-type: none"> ▪ Recreational, ▪ Cultural, ▪ Educational, ▪ Habitat, ▪ Ecological, ▪ Landscape, or ▪ Corridor. 	S4 The Open Space Precinct involves no buildings or structures other than: <ul style="list-style-type: none"> ▪ Uses with a maximum gross floor area of 500m², ▪ Gazebos and shelters with a maximum floor area of 50m² and a maximum height of 5m, ▪ Picnicking facilities such as tables, barbecues and ancillary facilities, ▪ Landscape and horticultural structures such as arbors, ▪ Playscapes for all age groups, ▪ Shade structures, ▪ Noticeboards or display facilities that contain park related information, ▪ Bikeways, walkways, boardwalks and lookouts, ▪ Tennis court, basketball courts, lawn bowl greens and the like; and ▪ Ancillary structures.
O5 Building Height Buildings and other structures do not detrimentally impact on development on adjoining premises and in the surrounding area.	S5 Buildings and other structures do not exceed: <ul style="list-style-type: none"> ▪ 4.5m or (1) storey in height in the Open Space Precinct.
O6 Ancillary Buildings / Structures Ancillary buildings and	S6 Buildings and other structures to complement development on adjoining premises and in the surrounding area.

Column 1	Column 2
Performance Criteria	Acceptable Solution
<p>structures must:</p> <ul style="list-style-type: none"> Enhance the character and amenity of their site and surrounding area; Not adversely impact upon the riparian landscape; and Minimise their visual impact on the sites landscape values. <p>Fencing materials and design must minimise:</p> <ul style="list-style-type: none"> Impacts on the sites landscape values; Impedance to the flow of floodwaters or to fauna movement; and Destruction of native vegetation for its erection. 	
IF IN NATURAL AREAS SUB-PRECINCT – 3(A) ONLY	
O1 Proposed Use	S1 Land is maintained to preserve the ecological and aesthetic features of the land.
Proposals in the Natural Areas Sub-Precinct must be	

Column 1	Column 2
Performance Criteria	Acceptable Solution
<p>associated with nature based appreciation and must not impact adversely on management of the area for conservation purposes.</p>	
O2 Type and Form	S2 The Natural Areas Sub-Precinct – 3(a) involves no buildings or structures other than:
<p>The type and form of the proposal must maximise one or more natural area values, these may include, but not be limited to the following:</p> <ul style="list-style-type: none"> Cultural, Educational, Habitat, Ecological, Landscape, or Corridor. 	<ul style="list-style-type: none"> Uses with a maximum gross floor area of 500m², gazebos and shelters with a maximum floor area of 50m² and a maximum height of 5m, Picnicking facilities such as tables, barbecues and ancillary facilities, Landscape and horticultural structures such as arbors, Playscapes for all age groups, Shade structures, Noticeboards or display facilities that contain park related information, Bikeways, walkways, boardwalks and lookouts, Tennis court, basketball courts, lawn bowl greens and the like; and Ancillary structures.
IF IN WSUD SUB-PRECINCT – 3(B) ONLY	
O1 Proposed Use	S1 Land within the WSUD Sub-Precinct – 3(b) is to explore WSUD principles to offer an alternative to the traditional conveyance approach to stormwater management. Some WSUD principles that can be explored for development within the WSUD Sub-Precinct 3(b) include, but are not limited to the
Proposals in the WSUD Sub-Precinct must be associated with the management of stormwater within the area. Development must not impact adversely on	

Column 1	Column 2	Column 1	Column 2
Performance Criteria	Acceptable Solution	Performance Criteria	Acceptable Solution
management of the stormwater.	<p>following:</p> <ul style="list-style-type: none"> Protect natural systems through: <ul style="list-style-type: none"> Protect valuable natural ecosystems; Retain native vegetation; Retain / restore natural waterways, wetlands and buffers; Maintain natural/existing water balance; Use vegetated overland flow paths; No direct discharge to waterways or their buffers. Retain (use and infiltrate) stormwater at source: <ul style="list-style-type: none"> Use rainfall on-site or as high in the catchment as possible; Recharge the groundwater table; Maximise the use of pervious surfaces; Infiltrate rainfall within road reserves; Use flush kerbs or kerb breaks on roads; Minimise the use of piped drainage systems. Protect water quality: <ul style="list-style-type: none"> Implement non-structural controls, including education and awareness programs; Implement best management practices within the NEPMP. Convey in natural systems or systems that mimic natural drainage processes: <ul style="list-style-type: none"> Incorporate stormwater management systems within public open space and multiple use corridors; 		<ul style="list-style-type: none"> Accommodate large and infrequent storm events within floodplains and public open space; Convert existing drains into living streams; Create riffles and pools and use native vegetation in living streams; Create habitat diversity to support a healthy, ecologically functioning waterway. Protect the built environment from flooding: <ul style="list-style-type: none"> Safe passage of excess runoff from large rainfall events; Retain and detain excess runoff from large rainfall events in public open space and greenspace corridors. Provide liveable communities: <ul style="list-style-type: none"> Maintain aesthetic, social, cultural and heritage values by protecting natural water bodies; Design systems that do not increase the risk of mosquitoes, midges and algal blooms; Design structural systems that adequately manage risk of public injury; WSUD design approach to road layout, lot layout and streetscape; Incorporate art within stormwater systems located within public spaces; Plan/ develop high quality urban areas in accordance with sustainability principles.

Precinct 4: Specific Purpose Precinct

Development of land within the Specific Purpose Precinct is in accordance with the provisions set out in the Rockhampton City Plan.

Precinct 5: Centre Precinct

Development of land within the Centre Precinct is in accordance with the provisions set out in the Rockhampton City Plan.

DRAFT

REFERENCES

Planning Study for Parkhurst and Yeppoon Road Corridor, GHD 2007

Structure Plan for Parkhurst and Yeppoon Road Corridor, GHD 2007

Rockhampton Traffic Study, ARUP 2008

Flood Study, GHD 2007

Native Title and Cultural Heritage, Rockhampton Regional Council

Water Demand Management Plan, Fitzroy River Water

Water Source Management Plan, Fitzroy River Water

Drinking Water Quality Management Plan, Fitzroy River Water

Draft Priority Infrastructure Plans (PIPs), Rockhampton Regional Council /
Fitzroy River Water

Contour and Aerial Data, Rockhampton Regional Council, 2004

APPENDIX A

SITE FEATURES MAP

APPENDIX B

SUBMISSIONS RECEIVED AS PART OF THE PUBLIC EXHIBITION
PROCESS

APPENDIX C

LAND OWNERSHIP PATTERNS WITHIN AND SURROUNDING THE
NORTHEAST PARKHURST MASTER PLAN (NEPMP) AREA

APPENDIX D

NORTHEAST PARKHURST MASTER PLAN (NEPMP) AREA INTENT AND
LEVEL OF ASSESSMENT TABLE

PARKHURST NORTHEAST (NEPMP) RESIDENTIAL AREA (LEVEL OF ASSESSMENT TABLE)

Description

The Northeast Parkhurst Residential Area is the northern most built-up Residential Planning Area in the City, and located north of the Rockhampton Yeppoon Road turn-off. It is bound by Yaamba Road to the west; Olive Street to the north; Norman Road and Boundary Road to the east; and the Rockhampton Yeppoon Road to the south. Limestone creek dissects this Planning Area in two.

The Area accommodates residential development in the form of houses, including temporary residential accommodation in the form of 3 caravan parks with associated tourist accommodation and infrastructure. There are a variety of other non-residential uses located in the Area, including the Heritage Village Tourism and Cultural Centre, State Government offices, the Parkhurst tavern and shopping centre, a service station, school, sporting facilities and open space.

Intent

It is intended that the Northeast Parkhurst Residential Area accommodate a mixture of residential land uses. The area consist of standard residential lots, however more intense forms of residential development such as standard detached houses, small / zero lot houses, terrace houses, cottage houses, courtyard houses, duplex / corner duplexes, mews and multi-unit dwellings are encouraged in the area to offer affordable housing choice. Residential (mixed) development is encouraged as long as it does not proliferate, and does not compromise the primary residential character of the Area, which is predominantly houses on individual allotments.

Whilst there are some commercial uses located along Yaamba Road, it is not intended that additional commercial uses will be provided or that existing uses will be expanded. The only exceptions will be;

- (a) Expansion at the Parkhurst tavern in response to residential population increases in the Area;
- (b) One (1) new Service Station within the Area that has a frontage to Yaamba Road, and
- (c) One (1) Local Shopping / Neighbourhood Centre that has a maximum Gross Floor Area of 1000m², does not have a frontage to Yaamba Road and is able to service the convenience needs of the residents within the Area instead of relying on passing highway trade.

For a period of 5 years from the commencement day of this planning scheme (i.e. 30 August 2005), items (b) and (c) above are limited to being approved and commencing only on Lot 14 SP 156086 and in any other location during that time is to be taken to be inconsistent with the Intent for this Area.

After that time, consideration will be given to other locations in the Area. However, to remove any doubt, a service station or a local shopping / neighbourhood centre that does not comply with the criteria included in (b) and (c) above, is inconsistent with the intent for the Area.

Some opportunities exist for land fronting onto the eastern side of Yaamba Road to be developed for residential purposes. However, residential developments in the Area will not be designed with allotments backing on to Yaamba Road. Future residential development will be separated from Yaamba Road by a significant landscaped buffer / open space area. A substantial buffer will also be provided between the service station on Yaamba Road and new residential development.

The Rockhampton Heritage Village located on Yaamba Road is a major tourist attraction and conference facility / reception centre for the City. It is also used for events such as markets. The continued use of the facility for these purposes is consistent with the intent for the Area and is encouraged, as is the expansion of this facility.

The State Government offices located in this Area, on the corner of Rockhampton Yeppoon Road and Yaamba Road, include the Department of Primary Industries and the Environmental Protection Agency. The Department of Primary Industries (Lot 207 LNI609) has been designated as “Community Infrastructure – To accommodate government functions” by the Minister for Primary Industries, in accordance with the *Integrated Planning Act 1997*. The Community Designation site is contained within this Area and is illustrated on the second Area Map. Should this Community Designation cease to have effect, further development on this site will be subject to the provisions of the Assessment Table for this Planning Area, which identifies offices and conference / function facilities as impact assessable development if the development proposed is a material change of use.

Unlike the Department of Primary Industries site (Lot 207 LNI609), the Environmental Protection Agency site (Lot 102 LN2378) does not have a community designation but is instead located on the Limestone Creek Conservation Park under the *Nature Conservation Act 1992*. For this reason the whole of the allotment is identified as Public Open Space. However it is recognised that part of the land is used to accommodate the office, research, planning, information distribution and management responsibilities and functions of the Environment Protection Agency.

The continued use of the land for these purposes is consistent with the intent of this Area provided that there is no material increase in the intensity or scale of the use or the commencement of new uses. To remove any doubt, building works to better accommodate the existing use on the site either within the existing buildings or linking them is not a material change of use. In the longer – term when building space is no longer available on the site, it is anticipated that the office components of this use will relocate to a more appropriate Area within the City such as the Central Business District.

There are some community / educational uses and sporting facilities located in the Area, including the Parkhurst State School, a childcare centre, a hall, tennis and horse riding facilities. The expansion of existing community / recreation use category uses and the provision of additional community / recreation use category uses will be assessed on their merits. These uses will only be consistent with the intent for the Area where it can be demonstrated that they will not have a detrimental impact on residential amenity. Amongst other things, community / recreation use category uses will need to demonstrate that:

- Sufficient carparking can be provided on site;
- Buildings will not adversely overshadow or overlook adjacent residential dwellings; and
- The hours of operation of the use or the placement of facilities will not disturb the residential amenity of surrounding residents.

Access points into this Area off Yaamba Road will be minimised. Where possible, shared access will be provided, and existing roads used to access new development, including new subdivisions. North-south road linkages should also be provided through this Area, minimising the reliance on Yaamba and Norman Roads for internal vehicular movements. It is also desirable to link existing and new open space areas and parks.

A portion of this Area shares a common boundary with the Yeppoon Road Corridor Environmental Protection Area, which contains land that has been identified as bushfire prone. Consequently, particularly those property owners/residents whose property shares a common boundary with the adjoining Yeppoon Road Corridor Environmental Protection Area have a duty of care to implement measures on an ongoing basis that reduce the risk of bushfire on their properties.

Riparian corridors adjacent to all Council's waterways will be protected from development. In this instance, it applies to development adjacent to that portion of Limestone creek, located within this Area. However, where environmentally and culturally appropriate, it is intended to allow public access to these areas, generally in the form of walkways, for the enjoyment of the entire community. Where possible, and appropriate, these walkways will connect with Council's parks, open spaces, and recreation facilities.

NORTHEAST PARKHURST MASTER PLAN AREA

Material Change of Use / Building Work

Development Type	Primary Code(s)
Self Assessable	
The following uses are Self Assessable development only when complying with all of the relevant Acceptable Solutions contained within the Applicable Primary Code(s).	
• Home Occupation	Home Occupation / Home Based Business Code
• House	House Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Parkhurst East Residential Area Map and where not an ERA	Sports and Recreation Code
• Small / Zero Lot House	Northeast Parkhurst Master Plan (NEPMP) Development Code; and House Code
• Standard Detached House	Northeast Parkhurst Master Plan (NEPMP) Development Code; and House Code
• Special Needs Accommodation Building House Code	House Code
Code Assessable	
	<i>For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.</i>
• Building work at a Heritage Place	Heritage Place Code
• Building work for a Swimming Pool	Swimming Pool Code
• Caretakers Residence	Caretakers Residence Code
• Home Based Business	Home Occupation / Home Based Business Code
• House , when not self assessable	House Code

Material Change of Use / Building Work

Development Type	Primary Code(s)
• Cottage House	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
• Courtyard House	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
• Duplex / Corner Duplex	Northeast Parkhurst Master Plan (NEPMP) Development Code; and House Code
• Mews	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
• Multi-unit Dwelling	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
• Small / Zero Lot House , when not self assessable	Northeast Parkhurst Master Plan (NEPMP) Development Code; and House Code
• Standard Detached House , when not self assessable	Northeast Parkhurst Master Plan (NEPMP) Development Code; and House Code
• Special Needs Accommodation Building House Code , when not self assessable	House Code
• Terrace House	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
• Motel	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
Impact Assessable	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
• Cottage House , when not code assessable	
• Courtyard House , when not code assessable	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
• Duplex / Corner Duplex , when not code assessable	Northeast Parkhurst Master Plan (NEPMP) Development Code; and House Code
• Mews , when not code assessable	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
• Multi-unit Dwelling , when not code assessable	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
• Terrace House , when not code assessable	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
• Motel , when not code assessable	Northeast Parkhurst Master Plan (NEPMP) Development Code; and Multi Unit Dwelling, Accommodation Building & Duplex Code
• Any other Material Change of Use and associated Building Work for what is not otherwise stated as	

Material Change of Use / Building Work

Development Type	Primary Code(s)
Exempt, Self Assessable or Code Assessable Development.	
<ul style="list-style-type: none"> Building work for demolition of a Heritage Place. 	

Operational Work / Reconfiguration of a Lot

Development Type	Primary Code(s)
<p>Self Assessable</p> <p>The following uses are Self Assessable development only when complying with all of the relevant Acceptable Solutions contained within the Applicable Primary Code(s).</p>	
<ul style="list-style-type: none"> Advertising Sign, nominated as Group A in Schedule I 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. 	Part A of the Signage Code
<ul style="list-style-type: none"> Reconfiguration of a Lot, where no additional allotments are created or where additional allotments are created, all resulting allotments have an area of 600m² or more 	Reconfiguring a Lot Code
<p>Code Assessable</p>	For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.
<ul style="list-style-type: none"> Advertising Sign, nominated as Group A in Schedule I of Planning Scheme Policy No. 9 – Signage for a Residential Area that is; <ul style="list-style-type: none"> (a) Not complying with all the relevant Acceptable Solutions listed in the Signage Code and is not a Third Party Sign or a Flashing Sign; or (b) A Freestanding Sign. 	Signage Code
<ul style="list-style-type: none"> Advertising Sign, nominated as Group B in Schedule I of Planning Scheme Policy No. 9 – Signage for a 	Signage Code

Operational Work / Reconfiguration of a Lot

Development Type	Primary Code(s)
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.	
<ul style="list-style-type: none"> • Operational work for excavation or filling 	Filling and Excavation Code; and Steep and Unstable Land Code
<ul style="list-style-type: none"> • Operational work for the Reconfiguration of a Lot 	Reconfiguring a Lot Code; and External Works and Servicing Code
<ul style="list-style-type: none"> • Reconfiguration of a Lot, where additional allotments are created and one or more resulting allotments is less than 600m² but not less than 300m² 	Reconfiguring a Lot Code
Impact Assessable	Reconfiguring a Lot Code
<ul style="list-style-type: none"> • Reconfiguration of a Lot, where additional allotments are created and one or more resulting allotments is less than 300m² 	
<ul style="list-style-type: none"> • Advertising Sign, not nominated as Group A or B in Schedule I of Planning Scheme Policy No. 9 – Signage for a Residential Area. 	Signage Code
<ul style="list-style-type: none"> • Advertising Sign, being a Third Party Sign or a Flashing Sign. 	Signage Code

APPENDIX E

NORTHEAST PARKHURST MASTER PLAN (NEPMP) DEVELOPMENT
CODE

NORTHEAST PARKHURST MASTER PLAN (NEPMP) DEVELOPMENT CODE

1 Purpose of the Code

The purpose of this code is to:

- ensure that new residential development presents housing form that contributes significantly to the streetscape;
- ensure that amenity impacts to other dwellings are minimised, in terms of overshadowing, privacy, and access to sunlight and daylight;
- ensure that the size and bulk of houses are not overbearing on and incompatible with, surrounding development;
- ensure the height of houses allows reasonable access to daylight and sunlight for houses and their open space on adjoining properties, and does not adversely affect views;
- encourage small lot houses to provide a pleasant living environment for their occupants;
- ensure that multi unit dwelling, accommodation building and duplex development provides a good living environment for its inhabitants and does not adversely impact on the living environment of an adjoining site
- ensure that development provides a road, pedestrian, cycle and public passenger environment that effectively and efficiently connects to the surrounding area;
- facilitate diversity in housing choice and density that is responsive to the changing demographic structure of the City's population;
- present a character and design that contributes positively to the amenity of the surrounding area;
- minimise adverse impacts to the City's natural environment including, for example, waterways, undeveloped hill slopes and areas of significant native vegetation; and
- decrease the risks to safety, property and the environment due to the interaction of the development and natural or other hazards including, for example, flooding, bushfire, disturbance of acid sulfate soils, storm surge, cyclonic weather events and landslide.

2 Application of the Code

This code applies to development on land within the Northeast Parkhurst Area. This code will apply when assessing a material change of use and/or building work for:

- A house on a lot smaller than 600m², or with an average width less than 15 metres; or
- A house on a rear lot smaller than 600m² (excluding accessway); and
- Any form of accommodation building, including motels.

Part A applies to all house, multi unit dwelling, duplex or accommodation building development. Part B outlines additional requirements applying to motels, and Part C applies to buildings over three storeys in height. Where there is any conflict, Part C overrides Parts A and B and Part B overrides Part A.

For code assessable development, the code for assessment consists of the secondary code(s) listed below:

- Bushfire Risk Minimisation Code – where located on Bushfire Prone Land; and
- Crime Prevention Through Environmental Design Code; and
- External Works and Servicing Code; and
- Filling or Excavation Code; and
- Flood Prone Land Code – where any part of the proposal is within the Q100 flood line shown on the Area maps; and
- Heritage Code - where on a Heritage Place or on a site adjoining a Heritage Place;
- House Code; and
- Landscape Code; and
- Parking and Access Code; and
- Railway Noise Code – where located in the Railway Noise Affected Corridor; and
- Signage Code; and
- Steep or Unstable Land Code – to the extent relevant as outlined at the beginning of the Steep or Unstable Land Code; and
- Water Quality and Water Quantity Code – where any part of the proposal is located within a waterway corridor.

3 Definitions

Mixed Residential: The mixed residential precinct is intended to include residential development which is predominantly for medium - higher density residential development on lots with a minimum of 300m² and with an overall density generally between 22 and 30 dwellings per hectare. Development in the mixed residential precinct is aimed at integrating residential uses with commercial development, facilitating a resident population to encourage and support an active, vibrant safe centre.

Land Use Definitions

Display Dwelling: A temporary use of premises for:

- Displaying a type of dwelling that can be built within the estate; and
- Displaying a dwelling as a prize.

Estate Sales Office: A temporary use of premises within a subdivision estate or development site, to assist in the display and sale of land and/or buildings within the estate.

Home Business: A use of premises for a commercial, government or non-profit activity that is carried out on a lot used primarily for residential purposes.

Standard Detached House: A house on a lot ranging from 600 - 1100m² with frontages ranging from 18 to 25 metres, setback from all boundaries except where a garage is permitted to be constructed on a side boundary.

Small Lot House / Zero Lot House: A house on a lot ranging from 400 - 599.9m² with frontages ranging from 12.5 - 18 metres, setback to at least one boundary or with one wall built on a side boundary.

Terrace House: A house on a lot ranging from 300 - 399.9m² with frontages ranging from 10 to 12 metres, with or without built to side boundary walls and with rear car access. Terrace lots are smaller low maintenance blocks of land that offer affordable housing choice and are suitable for retirees, empty nesters, small families and first home buyers.

Cottage House: A house on a lot ranging from 300m² with frontages ranging from 12 to 14 metres, with or without built to side boundary walls and with front car access. Cottage lots are smaller low maintenance blocks of land that offer affordable housing choice and are suitable for retirees, empty nesters, small families and first home buyers.

Courtyard House: A house on a medium sized block from 480m² in area with a 15 - 17 metre wide. It's a lot type suitable for a medium to large lowset design or a medium to very large 2 storey home. When a large lowset design is selected for this lot type there will be very little yard left meaning it is a low maintenance block.

Duplex/Corner Duplex: Two houses built on the same lot with a minimum of 600m² capable of being subdivided into separate titles with a minimum of 300m² lots and each house addressing separate streets if on a corner lot. This creates two dwellings but gives the impression of one large home.

Mews: A house sharing a common driveway by means of reciprocal easements, or a lot ranging from 900m² - 1400m² or capable of being subdivided into separate titles with a minimum of 300m² lots on which up to four homes are constructed between two streets and car access is by way of a shared driveway from one street only.

Multi-unit Dwelling: More than 3 dwellings built on the same lot with a minimum of 900m² capable of being subdivided into separate lots subject to Community Title Schemes.

Motel: As per Rockhampton City Plan definition.

Outdoor Sport and Recreation: As per Rockhampton City Plan definition.

Park: As per Rockhampton City Plan definition.

4 Explanation

This code sets out the criteria that are to be applied in the assessment of development on land within the Northeast Parkhurst Area.

5 Performance Criteria and Acceptable Solutions

PART A			
Performance Criteria		Acceptable Solutions	
Density, Building Bulk and Scale			
PI	The density of the development is consistent with the scale and density of development expected and intended for the Precinct.	A1	Dwellings are compatible with the expectations and intentions where they are proposed at a density in accordance with the following for each respective location: (I). In the Residential (Standard) Precinct - display dwellings, estate sales office, home business, standard detached house, outdoor sport and recreation and park are acceptable on any allotment, subject to the development complying with the requirements of this code and have a height in accordance with the NEPMP Development Code. (II). In a Mixed (Residential) Precinct - display dwelling, estate sales office, home business, standard detached house, small lot house / zero lot house, terrace house, cottage house, courtyard house, duplex / corner duplex, mews, multi-unit dwelling, outdoor sport and

PART A

Performance Criteria	Acceptable Solutions																					
	recreation and park are acceptable on any allotment, subject to the development complying with the requirements of this code and has a height in accordance with the NEPMP Development Code.																					
P2 The building bulk and scale of a development delivers a density of development that is consistent with that intended for the area and prevents the appearance and impacts associated with an overdevelopment of a site, a streetscape or an Area.	<p>A2.1 Development contains a plot ratio and site cover in accordance with Table 1 as follows:</p> <table><tr><th colspan="3">Table 1</th></tr><tr><th>Location</th><th>Plot Ratio</th><th>Site Cover</th></tr><tr><td>Precinct 1 - Residential (Standard) Precinct</td><td>Not Applicable</td><td>50%</td></tr><tr><td>Precinct 2 - Residential (Mixed) Precinct</td><td>Not Applicable</td><td>65%</td></tr><tr><td>Precinct 3 – Open Space Precinct</td><td colspan="2">Not Applicable</td></tr><tr><td>Precinct 4 – Specific Purpose Precinct</td><td colspan="2">As per Rockhampton City Plan</td></tr><tr><td>Precinct 5 – Centre Precinct</td><td colspan="2">As per Rockhampton City Plan</td></tr></table> <p>OR</p> <p>A2.2 Development in the Residential (Mixed) Precinct that has a height of 3 storeys or more, in Precinct 2 of the NEPMP, have a site cover that does not exceed;</p> <ul style="list-style-type: none">(I). Up to and including the 3rd storey – 65% of the site area; and(II). For the storeys above the 3rd storey – 30% of the site area. <p>AND</p> <p>A2.3 The site has a minimum area and frontage as follows:</p> <p>In the Residential (Standard) Precinct:</p> <ul style="list-style-type: none">(I). For display dwellings, estate sales offices, home business and standard detached houses, to be a minimum of 450m² and 15 metres respectively with an average of 600m² and 15 metres respectively; and <p>OR</p> <p>A2.4 In the Residential (Mixed) Precinct:</p> <ul style="list-style-type: none">(II). For display dwellings, estate sales offices, home business and standard detached houses, to be a minimum of 450m² and 15 metres respectively with an average of 600m² and 15 metres respectively; and(III). For small lot house / zero lot house, a minimum of 400 - 599.9m² and 12.5 - 18 metres respectively; and(IV). For terrace houses, 300 - 399.9m² and 10 - 12 metres respectively; and(V). For cottage houses, 300m² and 12 - 14 metres respectively; and(VI). For courtyard houses, 480m² and 15 - 17 metres respectively; and(VII). For duplex / corner duplex, 600m² and 20 metres respectively; and(VIII). For mews, 800m² and 40 metres respectively; and(IX). For multi-unit dwelling, 1,000m² and 20 metres respectively.	Table 1			Location	Plot Ratio	Site Cover	Precinct 1 - Residential (Standard) Precinct	Not Applicable	50%	Precinct 2 - Residential (Mixed) Precinct	Not Applicable	65%	Precinct 3 – Open Space Precinct	Not Applicable		Precinct 4 – Specific Purpose Precinct	As per Rockhampton City Plan		Precinct 5 – Centre Precinct	As per Rockhampton City Plan	
Table 1																						
Location	Plot Ratio	Site Cover																				
Precinct 1 - Residential (Standard) Precinct	Not Applicable	50%																				
Precinct 2 - Residential (Mixed) Precinct	Not Applicable	65%																				
Precinct 3 – Open Space Precinct	Not Applicable																					
Precinct 4 – Specific Purpose Precinct	As per Rockhampton City Plan																					
Precinct 5 – Centre Precinct	As per Rockhampton City Plan																					

PART A	
Performance Criteria	Acceptable Solutions
<p>P3 Building size must be consistent with the intentions for the Area and;</p> <p>(a) Encourages medium - higher densities of development closest to defined Open Space Precincts; and</p> <p>(b) Encourages medium - higher densities of development adjacent to the Fitzroy River and other defined locations of opportunity; and</p> <p>(c) Protects the character of Areas; and</p> <p>(d) Manages the impacts associated with tall development such as overshadowing, loss of privacy, and out of scale development.</p>	<p>A3.1 Building height for Precinct 1, 3, 4 and 5 does not exceed 2 stories and 8.5 metres.</p> <p>OR</p> <p>A3.2 Building height for Precinct 2 does not exceed 3 stories and 10.5 metres.</p>
Building Design	
<p>P4 Building design must contribute to the desired theme and atmosphere of the Master Plan Area and make a positive contribution to visual and living amenity of the wider community.</p>	<p>A4.1 The built form within all Precincts will be characterised by:</p> <ul style="list-style-type: none"> (I). Articulated facades; (II). A combination of roof forms, including flat and skillion rooflines; (III). A palette of rich materials, creating a rhythm of variety and compatibility; (IV). Materials that include rendered masonry, articulated with aluminium screens and timber batters (V). Elements of a finer scale than the main structural framing; and (VI). Variations in the treatment and patterning of sun shading devices or other elements of facades. <p>AND</p> <p>A4.2 The built form shall be articulated for each aspect of buildings on the site. Proposed materials will be durable and include a combination of the following:</p> <ul style="list-style-type: none"> (I). Rendered masonry, (II). Aluminium screens and louvres; (III). Timber battens; (IV). Textured and patterned pre-cast concrete; (V). Slate and stone feature walls; (VI). Zinalume sheeting; (VII). Opaque and coloured glass; and (VIII). Polished concrete.
<p>P5 The appearance of the</p>	<p>A5.1 Building Bulk is reduced in new residential development by incorporating the</p>

PART A		
Performance Criteria		Acceptable Solutions
	building is enhanced and its bulk reduced by using design elements that reflect the residential nature and purpose of the building as well as the area.	<p>following design elements:</p> <ul style="list-style-type: none"> (I). Verandahs or balconies, particularly to the street frontage; and (II). Variation in textures, materials and colours; and (III). The integration of vertical landscaping as required by the Landscape Code; and (IV). Variation in building form to create shadow or 'break up' the repetitiveness of a building. <p>AND</p> <p>A5.2 Roof shapes include pitches or gables.</p>
P6	The front setback of new buildings complements other building setbacks prevailing in the street.	<p>A6.1 Where in the Residential (Standard) Precinct, front setbacks are to be a minimum of 5m from a street frontage or within 20% of the average setback of adjoining buildings to the same street.</p> <p>OR</p> <p>A6.2 Where in the Residential (Mixed) Precinct, front setbacks are to be a minimum of 3m from a street frontage.</p>
P7	The side setbacks of new buildings complements does not encourage overlooking and complements other building setbacks prevailing in the street.	<p>A7.1 Where in the Residential (Standard) Precinct, side boundary setbacks in are to be a minimum of:</p> <ul style="list-style-type: none"> (I). 1.5m for a wall up to 4.5m high; or (II). 2m for a wall up to 7.5m high. <p>OR</p> <p>A7.2 Where in the Residential (Mixed) Precinct, side boundary setbacks in are to be a minimum of:</p> <ul style="list-style-type: none"> (I). 1m for a wall up to 4.5m high; (II). 2m for a wall up to 7.5m high; (III). 2.5m for a wall up to 10.5m high; or (IV). Built to boundary walls in accordance with the Queensland Development Code.
P8	The rear setbacks of new buildings complements does not encourage overlooking and complements other building setbacks prevailing in the street.	<p>A8.1 Where in the Residential (Standard) Precinct, rear setbacks are to be a minimum of 6m.</p> <p>OR</p> <p>A8.2 Where in the Residential (Mixed) Precinct, rear setbacks are to be a minimum of 1.5m.</p>
P9	Retaining walls are not over bearing or unsightly in appearance to an adjoining property or to the street.	<p>A9.1 The combined height of any retaining wall and fence does not exceed 2.0 metres.</p> <p>AND</p> <p>A9.2 Retaining walls above 1.5 metres in height along a property boundary have the portion above 1.5 metres in height set back 1 metre from any boundary to provide opportunities for landscaping.</p> <p>AND</p> <p>A9.3 Retaining walls above 1.5 metres in height within a site (and not within 1 metre of a property boundary at their base) are stepped or terraced and well landscaped to visually soften the appearance of the wall.</p> <p>AND</p> <p>A9.4 Landscaping including trees, screening shrubs and groundcover is to be used to</p>

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Performance Criteria	Acceptable Solutions
	soften the visual impact of retaining walls, where required.
P10 Building size and design does not significantly impact on the daylight available to habitable rooms, clothes drying areas and open space areas of adjoining development.	A10 No Acceptable Solution specified.
P11 Development must be orientated toward the street frontage or greenspace, where applicable	A11.1 Residential development must be orientated toward the street frontage or greenspace, where applicable. AND A11.2 Habitable rooms and any car parking areas are to overlook the street frontage. AND A11.3 Dwellings must have an entry visible from the street. AND A11.4 Where in the Residential (Standard) Precinct, car parking areas are not to dominate more than 50% of the street frontage.
Building Orientation	
P12 Development must achieve a pleasant, attractive and manageable living environment. Dwellings must receive adequate daylight and allow passage of cooling breezes through habitable rooms.	A12 Where possible, dwellings are to be orientated towards predominant views to take advantage of a number of prevailing breezes.
P13 Residential development must be orientated toward the street frontage or greenspace, where applicable.	A13.1 Habitable rooms and any car parking areas are to overlook the street frontage. AND A13.2 Dwellings must have an entry visible from the street. AND A13.3 Car parking areas are not to dominate more than 50% of the street frontage.
Safety and Streetscape	
P14 Building design; (a) Is orientated towards the primary street frontage of the site contributing to an attractive streetscape and safe urban environment; and (b) Integrates the development with other existing and approved land uses to allow pedestrian movement and the	A14.1 For development of 2 or more storeys (i.e. in the Residential (Mixed) Precinct), dwellings that are located nearest to the primary street frontage have at least one balcony each orientated towards the primary street frontage. AND A14.2 The development is carried out in accordance with the Crime Prevention Through Environmental Design Code . AND A14.3 Fencing does not prevent casual surveillance of public road reserve or public open space from living areas (except private open space) within the residential building. AND A14.4 Landscaping does not prevent casual surveillance of public road reserve or public

PART A	
Performance Criteria	Acceptable Solutions
opportunity for all to know or meet each other using connections that are wide enough to preserve sight lines and are safe.	open space from living areas (except private open space) within the residential building.
P15 Pedestrian entry points are clear and well defined.	<p>A15.1 Pedestrian entry points to development are visible from the street.</p> <p>AND</p> <p>A15.2 The identification and use of pedestrian path ways and entry points to the development and building is reinforced by using any of the following:</p> <p>(I). Plant hedges not greater than 500mm in height above the finished round level;</p> <p>OR</p> <p>(II). Small walls that have a maximum height of 500mm in height above the finished round level;</p> <p>OR</p> <p>(III). Bollards at a maximum interval of 2 metres linked with rope or chains.</p>
<p>P16 Front fences and walls;</p> <p>(a) Have a design and are constructed of materials that are compatible with the associated development and with attractive fences and walls in the nearby visible locality.</p> <p>(b) Are compatible with facilities in the street frontage area, such as mail boxes and garbage collection areas.</p> <p>(c) Where overland water flows are probable, provide for the movement of surface stormwater.</p>	<p>A16.1 Front fences and walls are no more than 1.2m high if solid (forward of the building line). This height may be increased to 1.8m if the fence has openings, which make it not less than 50% transparent.</p> <p>OR</p> <p>A16.2 Solid front fences and walls have a maximum height of 1.8m but are limited to where:</p> <p>(I). The main private open space for a dwelling unit or accommodation unit at ground level is in the front facing the street;</p> <p>OR</p> <p>A16.3 (I). Traffic volumes exceeds 6000vpd; and;</p> <p>(1) Have a width limited to a maximum of 75% of the frontage where private open space fronts the street or 6 metres, whichever is the lesser;</p> <p>(2) Doesn't prevent surveillance of the street is maintained from the development; and</p> <p>(3) Have fences that do not exceed 10m in length without some articulation or detailing to provide visual interest.</p> <p>AND</p> <p>A16.4 Fences longer than 10 metres in length along a road frontage have openings, gates, indentations or detailing to provide visual interest.</p> <p>AND</p> <p>A16.5 Landscaping including trees, screening shrubs and groundcover is to be used to soften the visual impact of fences and balustrades, where required.</p>
CPTED	
P17 The design and building of spaces must safeguard and promote personal and property security for all users of the development.	<p>A17.1 The design and building of spaces will safeguard and promote personal and property security for all uses of the site and be consistent with crime prevention through environmental design (CPTED) principles. Public access will be provided throughout the site, including between residential and non-residential areas.</p> <p>AND</p> <p>A17.2 Any level differential between public and private space shall be a maximum of 3.5</p>

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Performance Criteria	Acceptable Solutions
	metres.
Privacy of Adjoining Dwellings	
P18 Building design does not detract from or impact upon the privacy of neighbours.	<p>A18.1 Screening of balconies to side or rear boundaries occurs where overlooking into private open space areas of neighbouring properties occurs. Screening of balconies or decks occurs by perforated panels or trellises that have a maximum of 25% of openings.</p> <p>AND</p> <p>A18.2 Where habitable room windows look directly at habitable room windows in adjacent dwellings;</p> <p>(I). Within 2 metres at ground level, or</p> <p>(II). Within 9 metres at levels above ground floor, privacy is protected by having:</p> <p>(1) Sill heights a minimum of 1.5 metres above floor level; or;</p> <p>(2) Fixed opaque glazing in any part of the window below 1.5 metres above floor level; or</p> <p>(3) Fixed external screens.</p>
Amenity	
P19 The development must take into consideration the surrounding amenity, character and identity of the area.	<p>A19.1 Rubbish bin storage areas are to be located where they are unobtrusive, in terms of their location and appearance.</p> <p>AND</p> <p>A19.2 Clothes drying areas are to be located where they are unobtrusive, in terms of their location and appearance.</p>
P20 Air emissions from a premise must not cause environmental harm or nuisance to adjoining properties or sensitive land uses. ⁵	A20 No acceptable solution is prescribed.
P21 Relevant development must maintain adequate levels of natural ventilation and light penetration to neighbouring habitable rooms, balconies and private open space.	A21 Building Setbacks should comply with those setbacks specified in the various precincts.
Landscape Design	
P22 Landscaping is used in the development to;	A22 Development is carried out in accordance with the Landscape Code .
(a) Contribute to the creation of an attractive appearance of the development using and integrating both natural and built elements; and	

⁵ One way an applicant may demonstrate how the development achieves the outcomes stated in O12 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

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Performance Criteria	Acceptable Solutions
(b) Contribute to the creation of privacy.	
P23 Street trees and landscaping treatment must contribute to the character, amenity, utility and safety of public places.	A23 The location and species selection of street trees and planting beds is to be in accordance with a Landscape Concept Plan and indicative species list.
P24 Planting must be utilised to provide shade, soften the built form of the proposal and enhance its appearance from public viewpoints.	P24 Large walls shall have planting and textual elements and shall have regard to the nature of existing and proposed adjoining land uses to ensure a suitable appearance from a public viewpoint. Such planting should include a combination of tiered planting, shrubs and groundcovers.
P25 Vacant sites must present as attractive temporary parkland.	P25 As staged development occurs, undeveloped sites shall be maintained to provide a safe and visual barrier. Public access is provided only where public safety can be maintained.
P26 Landscaping work must create a sense of place or specific character, ensure functionality and provide long term visual interest.	P26 Landscaping proposals to reflect the sub-tropical character of Rockhampton, in particular Northeast Parkhurst and support visual axes, where possible.
Open Space	
P27 Residential dwellings provide sufficient open space for the needs of residents housed within the development that; (a) Are clearly defined for private use; (b) Are of dimensions to suit the projected requirements of the occupants, and to accommodate some outdoor recreational needs as well as providing space for service functions; and (c) Contain a part of the private open space that is capable of serving as an extension of the dwelling unit for relaxation, dining, entertainment, recreation and children's play, and is accessible from a main	<p>A27.1 For development with a site density of 30 dwellings per hectare or less, private open space for each dwelling unit comprises both (a) and (b) as follows:</p> <p>(I). For dwelling units at-ground level:</p> <p>(1) Total minimum area of 20% of the dwelling unit Gross Floor Area, with a minimum dimension of 3.0m; and</p> <p>(2) An area of private open space with an area of 25m² with a minimum dimension of 4m and directly accessible from a living area of the dwelling unit; and</p> <p>(3) A maximum gradient of 1 in 10₆; and</p> <p>(4) Screening provided to prevent viewing of the private open space from public space and adjoining properties.</p> <p>(II). For dwelling units above-ground level:</p> <p>(1) A balcony or rooftop area conveniently accessible from a main living area of the dwelling unit, having a minimum area of 10m² with a minimum dimension of 2.5m; and</p> <p>(2) Adequate screening to protect the privacy of neighbours (as prescribed by A18.1 and A18.2).</p> <p>OR</p> <p>A27.2 For development with a site density of more than 30 dwellings per hectare, private open space for each dwelling unit comprises both (a) and (b) as follows:</p> <p>(I). For dwelling units at-ground level:</p> <p>(1) Total minimum area of 35m², with a minimum dimension of 2.5m; and</p>

⁶ A balcony or deck may be utilised as private open space where site gradients are excessive.

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Performance Criteria	Acceptable Solutions
living area of the dwelling.	<p>(2) An area of private open space with an area of 16m² with a minimum dimension of 4m and directly accessible from a living area of the dwelling unit; and</p> <p>(3) A maximum gradient of 1 in 10; and</p> <p>(4) Screening provided to prevent viewing of the private open space from public space and adjoining properties.</p> <p>(II). For dwelling units above-ground level:</p> <p>(1) A balcony or rooftop area conveniently accessible from a main living area of the dwelling unit, having a minimum area of 8m² with a minimum dimension of 2.5m; and</p> <p>(2) Adequate screening to protect the privacy of neighbours (as prescribed by A18.1 and A18.2).</p> <p>AND</p> <p>A27.3 A contribution towards public open space is made in accordance with Planning Scheme Policy No. 5 – Open Space Infrastructure Contributions.</p>
Car Accommodation	
P28 Garages or driveway areas must not visually dominate the street frontage.	<p>A28.1 Carparking for residents is located underground or within a building or structure.</p> <p>AND</p> <p>A28.2 Landscaping of vehicle areas, including driveways, is carried out in accordance with the Landscape Code.</p>
P29 Within a development; (a) Vehicle access is safe and convenient for residents and visitors; and (b) Parking spaces are provided in accordance with residents and visitors needs; and (c) Consideration of off street parking numbers includes: (d) The number and type of dwelling units proposed; (e) The availability of kerb side parking; (f) Local traffic or parking management; and (g) The target market for the dwelling units.	<p>A29 Off street parking spaces are provided in accordance with the requirements for the specific use as set out in the Parking and Access Code.</p> <p><i>Note: Tandem car parking may be used where two spaces are provided for one dwelling unit or accommodation unit.</i></p>
P30 The design of vehicle access and parking areas within the development; (a) Has a minimal impact on the amenity of neighbouring properties to the development; and	<p>A30.1 Off street parking spaces are screened by fencing or landscaping or a combination of both to prevent a vehicle's glare and light intrusion into neighbouring properties.</p> <p>AND</p> <p>A30.2 Off street vehicle movement and parking areas are located at least 5 metres away from windows or private open space areas to a dwelling unit or accommodation unit on an adjoining property.</p>

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Performance Criteria	Acceptable Solutions
(b) Contributes to the development of an attractive residential streetscape not dominated by garages and the like.	<p>OR</p> <p>A30.3 Acoustic screening⁷ is provided adjacent to any off street vehicle movement and parking area along a side or rear boundary.</p> <p>AND</p> <p>A30.4 Off street vehicle parking structures or garages are designed and located behind the building setback or below the building so they are not visible from the street.</p>
Other	
P31 Noise levels from the development do not adversely affect the amenity of existing or likely future residential uses.	<p>A31.1 All air conditioning units are located a minimum of 3 metres away from any boundary of the site to an adjoining property that accommodates (or is vacant and is capable of being developed for the purpose of) a residential use.</p> <p>AND</p> <p>A31.2 Air conditioning units are provided with acoustic screening to meet the standards set out in the <i>Environmental Protection Regulation 1998</i>.</p>
P32 The standard of stormwater runoff from a premise must ensure the quality of surface water is suitable for: (a) The biological integrity of aquatic ecosystems; (b) Recreational use ⁸ .	A32 Proposed treatment complies with Council's Guidelines.
P33 Areas for waste disposal, storage and collection; (a) Are located so as to avoid adverse amenity impacts on neighbouring dwelling units; and (b) Do not detract from the character and amenity of the streetscape; and (c) Are easily accessible by waste collection vehicles or persons.	<p>A33.1 Garbage bin storage areas are located within the site and are screened with landscaping and a 1.8 metre high fence in accordance with the Landscape Code so that their contents (including bins) are unable to be viewed by any member of the public from a public place.</p> <p>AND</p> <p>A33.2 Where in the Residential (Mixed) Precinct, developments of 3 or more dwellings, on site bin storage:</p> <ul style="list-style-type: none"> (I). Is not located within 5 metres of a property boundary adjoining a residential land use or road; and (II). Is located where it can be accessed at all times by refuse collection services and where required to enter a site in a vehicle, is able to enter and exit the site in a forward direction; and (III). Is of a size able to accommodate 1 wheelie bin per dwelling unit and 1 wheelie bin per 5, or part thereof, accommodation units.
P34 Dwellings are protected from adverse flooding and does not: (a) Significantly interfere with the passage, storage or quality of stormwater or the natural functions of a	<p>A34 Dwellings and ancillary structures are not located within the Q100 floodable area.</p> <p><i>Note: New dwellings or extensions to dwellings within the Q100 line are required to be assessed against the Flood Prone Land Code.</i></p>

⁷ In the form of a double lapped and capped timber fence with a minimum surface density of 10kg/m².

⁸ One way an applicant may demonstrate how the development achieves the outcomes stated in O14 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

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Performance Criteria	Acceptable Solutions
<p>waterway; or</p> <p>(b) Put loss of life at risk; or</p> <p>(c) Put life at risk of injury; or</p> <p>(d) Put damage to property at high risk.</p>	
<p>P35 Habitable rooms, non habitable areas (e.g. utility areas, garage, laundry and storage room) and car parking do not significantly interfere with the passage or storage of stormwater or the natural functions of a waterway.</p>	<p>A35 Dwellings and ancillary structures are not located within the Q100 floodable area.</p> <p><i>Note: New dwellings or extensions to dwellings within the Q100 line are required to be assessed against the Flood Prone Land Code.</i></p>
<p>P36 Infrastructure including a reticulated water supply, sewerage, stormwater drainage, electricity, telephone and a constructed road frontage (which includes kerb and channel, footpath, etc) is installed and available for the use of the land.</p>	<p>A36 The use has infrastructure installed and connected to the site (or in the case of roadworks, constructed along the frontage of the site) in accordance with the External Works and Servicing Code.</p>
<p>P37 Development on land with a slope greater than 15% is done in a manner that;</p> <p>(a) Protects the environmental values of the land; and</p> <p>(b) Does not impact adversely on adjoining land; and</p> <p>(c) Is responsive to the natural constraints of the land; and</p> <p>(d) Protects the scenic amenity or visual elements of the land.</p>	<p>A37 The development is not carried out on land identified on the Steep or Unstable Land Code Map 1 as having a slope of 15% or greater.</p>
<p>P38 Dwellings are located;</p> <p>(a) Where they will not be affected by rail noise or aircraft noise; and</p> <p>(b) Where they will not affect the navigation or safe operation of the Rockhampton airport or aircraft.</p>	<p>A38.1 The development complies with the Railway Noise Code.</p> <p>AND</p> <p>A38.2 The development complies with the Airport Code.</p>

PART A	
Performance Criteria	Acceptable Solutions
P39 Adequate all-weather road access is provided between the premises and the existing road network.	A39 Roads are designed and constructed in accordance with <i>Rockhampton Regional Council Planning Scheme Policy 13</i> and the design elements of the road transport network in accordance with <i>Aus-spec Development Specification D1 – Geometric Road Design</i> .
P40 Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.	A40 All premises must have vehicle access to a formed road. Access to be designed and constructed in accordance with <i>Australian Standards – AS1428.1 – General Requirements for Access</i> .
P41 Development achieves good passive thermal performance.	A41 Development, where possible achieves the following: <ul style="list-style-type: none"> (I). Orientation of housing for exposure to cooling breezes; (II). Orientation of housing with long faces and glazing to the north and south so that sunlight can be best controlled; (III). Limited glazing to make the house cool in summer and warm in winter. If a lot of glazing is wanted, it may be made from “high performance” glazing systems, double glazed or insulated in winter using heavy drapes; (IV). Provision of effective shading using suitable eaves overhangs, screens plantings etc i.e. a minimum 600mm eave width or 30% of the floor to eaves height. (V). Use of blinds or screens on verandahs to block sunlight but allow ventilation; (VI). Increased natural ventilation by reducing barriers to air paths through the building. Open up enclosed verandahs and enclose subfloor areas; (VII). Installation of a ventilator or ventilators that remove hot air from below the ceiling; (VIII). Provision of fans to move air in the absence of breezes; (IX). Provision of appropriate windows and glazing to minimise unwanted heat gains and maximise ventilation; (X). Provision of adequate levels of appropriate insulation i.e. minimum R3 to the ceiling and R1.2 to walls; (XI). Use of high thermal mass construction, such as slab-on-ground, to store “warmth” or “coolth” and stabilise internal temperatures; (XII). Use light-coloured roof and wall finishes to reflect more solar radiation and reduce heat gain. Several manufacturers now make heat-reflecting roof coatings that claim up to a 20% reduction in ceiling temperatures; (XIII). Provision of shade through the use of planting; (XIV). Provision of evergreen plants wherever permanent shade is required, such as west facing walls in the warm climate within the NEPM area.

PART B – ADDITIONAL REQUIREMENTS FOR MULTI UNIT DWELLING AND MOTELS	
Performance Criteria	Acceptable Solutions
P42 Roofscapes must be attractive and not disfigured by a	A42.1 Service structures and mechanical plant are to be designed as part of the building or screened effectively.

PART B – ADDITIONAL REQUIREMENTS FOR MULTI UNIT DWELLING AND MOTELS	
Performance Criteria	Acceptable Solutions
	<p>cluttered display of plant and equipment.</p> <p>AND</p> <p>A42.2 Building caps and rooftops are to contribute to the architectural distinction of the building.</p>
<p>P43 Screening and/or partial enclosure of balconies is limited to provide privacy for neighbours and comfort for residents without resulting in unattractive buildings or an appearance of excessive bulk or restricting opportunities for passive surveillance of the street.</p>	<p>A43.1 Where applicable, the screening of balconies is limited to the side and rear boundaries and the sides of balconies between those units where needed to prevent noise and overlooking of other units or dwellings and recreation areas.</p> <p>AND</p> <p>A43.2 Street frontages of balconies are not screened to be more than 50% enclosed by shutters, glazing, louvres, or similar permanent structures.</p>
<p>P44 Noise emissions from a premise must not cause environmental harm or nuisance to adjoining properties or sensitive land uses.⁹</p>	<p>A44.1 Any air conditioning plant is located toward the centre of the site.</p> <p>AND</p> <p>A44.2 Any air conditioning units are appropriately screened to minimise noise emissions.</p> <p>Vehicle movement areas are located a minimum of 3m from any adjoining dwellings, or are provided with acoustic screening to the boundary.</p> <p>AND</p> <p>A44.3 Communal open space is located a minimum of 3m from adjoining dwellings provided with acoustic screening.</p>
<p>P45 Building design and continuity and connectivity of streetscape, pedestrian paths and street front spaces must promote integration with the surrounding area.</p>	<p>A45 Buildings address the street or any internal road or the plaza, with main entrances fronting the street or outdoor squares or plazas that constitute the focal point of the development, rather than to internal spaces or parking areas.</p>

PART B – ADDITIONAL REQUIREMENTS FOR MOTELS ONLY	
Performance Criteria	Acceptable Solutions
<p>P46 Motels are located in highly accessible and visible locations where safe vehicular access can be provided.</p>	<p>A46 The location of a motel is only permitted on sites on Yaamba Road.</p>
<p>P47 Sites are large enough to accommodate the range of rooms and facilities expected for a motel.</p>	<p>A47 The minimum site area is 1,600m².</p>
<p>P48 Motels accommodate other</p>	<p>A48 No Acceptable Solution specified.</p>

⁹ One way an applicant may demonstrate how the development achieves the outcomes stated in O10 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

PART B – ADDITIONAL REQUIREMENTS FOR MOTELS ONLY

Performance Criteria	Acceptable Solutions
uses that are ancillary to their primary function of residential accommodation.	
P49 Motels are designed to ensure that sources of noise and light nuisance do not adversely impact onto adjoining properties.	<p>A49.1 Common recreation facilities such as pools, tennis courts or barbecue facilities are:</p> <p>(I). Located more than 10 metres from any adjoining premises used for a residential use;</p> <p>OR</p> <p>(II). Separated from any adjoining premises used for a residential use by an acoustic fence¹⁰ or a solid building or part of a building with no voids.</p> <p>AND</p> <p>A49.2 Parking and manoeuvring areas for vehicles are:</p> <p>(I). Located more than 10 metres from any allotment used for a residential purpose with vehicle spaces orientated to face internal to the site;</p> <p>OR</p> <p>(II). Separated from any adjoining premises used for residential purposes by an acoustic fence¹¹ or a solid building or part of a building with no voids.</p>
P50 Safe access is provided to and through the site for pedestrians.	A50 No Acceptable Solution specified.

Part C – ADDITIONAL REQUIREMENTS FOR BUILDINGS OVER THREE STOREYS IN HEIGHT ONLY

Performance Criteria	Acceptable Solutions
P51 Building size must be consistent with the intentions for the Area.	<p>A51.1 Building height for Precinct 2 does not exceed 4 stories and 16 metres.</p> <p>AND</p> <p>A51.2 Site cover does not exceed:</p> <p>(I). For the first three levels - 65% of the site area; and</p> <p>(II). For the levels above three levels 30%.</p>
P52 The building presents an attractive appearance to the street by providing visual interest and attraction to variations in building form, shape, colour and the like at a scale that is consistent with the locality.	<p>A52.1 Building setback from a road is eight metres to a building wall and four metres to a balcony.</p> <p>AND</p> <p>A52.2 The building includes design elements such as:</p> <p>(I). Variations in plan shape, such as curves, recesses, projections or splays; and</p> <p>(II). Variations in vertical profile, with steps or slopes at different levels; and</p> <p>(III). Variations in treatment and patterning of windows, sun protection devices, or other elements of a façade; and</p> <p>(IV). Elements of a finer scale than the main structural framing; and</p>

¹⁰ In the form of a double lapped and capped timber fence with a minimum surface density of 10kg/m².

¹¹ In the form of a double lapped and capped timber fence with a minimum surface density of 10kg/m².

Part C – ADDITIONAL REQUIREMENTS FOR BUILDINGS OVER THREE STOREYS IN HEIGHT ONLY

Performance Criteria		Acceptable Solutions	
		<p>(V). A layered façade effect, where the planes containing the most windows are recessed behind penetrated planes, structural framing, balustrades, friezes, grilles or sun shading devices; and</p> <p>(VI). Balconies, verandahs and terraces; and</p> <p>(VII). Vegetation plantings at any or all levels, particularly on podiums or low level roof decks; and</p> <p>(VIII). Light coloured materials.</p> <p>AND</p> <p>Buildings do not use reflective glass material as the principle construction material.</p>	A52.3
P53	Building design emphasises the pedestrian entry point.	<p>A53 The pedestrian entry point is accentuated by the use of architectural features and design elements, including but not limited to;</p> <p>(I). Colonnades; or</p> <p>(II). Portico.</p>	
P54	Screening of balconies provides privacy for units without diminishing comfort for residents, or creating a building that appears bulky, or reducing passive surveillance of streets.	A54 Street frontages of balconies are not screened or enclosed by glazing, louvres or similar permanent structures.	
P55	Retaining walls or basement structures do not detract from the amenity of neighbouring sites, or detract from the appearance of the development.	<p>A55.1 Retaining walls are set back from boundaries a distance of 1.5 metres for every 1.5 metres in height, and terraced to include landscaping.</p> <p>AND</p> <p>A55.2 Basement height is no greater than one metre above ground between the building and street frontage¹².</p>	
P56	Development allows for natural light penetration, ventilation and breathing space between buildings.	<p>A56.1 A wall built to a side boundary is no higher than 3 metres for a length of 15 metres, except if it abuts an existing built to boundary wall of a greater dimension, then it is no larger than the dimensions of the existing wall.</p> <p>AND</p> <p>A36.2 Any part of a building is set back half the height of that building part (except for built to boundary walls of maximum height of 3 metres).</p>	
P57	Roof structures are designed to screen mechanical plant, and to create interest in roof form.	A57 No Acceptable Solution specified.	

¹² In this instance, the basement would not be counted as a storey.

APPENDIX F

NORTHEAST PARKHURST MASTER PLAN AND SUPPORTING PLANS