

CENTRAL QUEENSLAND UNIVERSITY SPECIAL USE AREA

Description

The Central Queensland University Special Use Area includes the Central Queensland University campus, housed on two allotments, including the community sports centre. It is bound by Yaamba Road (Bruce Highway) to the west; Rockhampton Yeppoon Road to the north; Norman Road to the east; and the southern boundary of the university grounds and the Richardson Road Residential Area to the south.

The Area encompasses all University buildings and facilities, including faculty buildings, staff and student accommodation, sporting facilities, childcare facilities, shops and services, and entertainment facilities. The land is generally flat, but gently undulating in places. Whilst much of the site has been developed, parts of the site remain in a natural state.

Intent

It is intended that the Central Queensland University Special Use Area continue to accommodate the University, the community sports centre, and supporting facilities for students and staff alike. Future development on the site for faculty buildings, research centres, student and staff accommodation, and facilities for staff and students is supported. Facilities of a commercial nature such as shops, cafés, restaurants, entertainment (e.g. cinemas, bars etc.) are consistent with the intent of the Area provided they are of a size and nature that services the convenience day to day needs of students and staff only. Therefore, uses such as travel agencies, premises selling apparel (other than University goods), banks (not including automatic telling machines), etc. should not be located at the University but in other Planning Areas. The expansion of sporting facilities is also supported.

Other uses consistent with the intent for this Area, includes small scale research and investigation enterprises, including product development initiatives that have synergies with the University and which demonstrate a need for co-location. It is anticipated that these enterprises will be joint private sector / government funded. Should the University determine that existing land at the rear of the site, between the University and Norman Road is surplus to their needs, then it is intended that this land be developed for residential purposes, and not commercial purposes. Community or other institutional / sporting uses would also be consistent with the intent for this Area, where the size, scale and intensity of the use does not have a detrimental impact on the amenity of surrounding residents.

The Central Queensland University occupies an important site along the major arterial road into the City. Accordingly, it is important that all works at the University, including new buildings and carparking areas, provide an attractive presentation to the highway. Carparking will be provided on-site in designated carparking areas, which are landscaped. Development on-site will also be



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

designed to retain existing mature and significant vegetation. The provision of pedestrian connections to land to the south in the Richardson Road Residential Area is also encouraged.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

CENTRAL QUEENSLAND UNIVERSITY SPECIAL USE AREA

Material Change of Use / Building Work

Development Type	Primary Code(s)
Self Assessable	
<i>The following uses are Self Assessable development only when complying with all of the relevant Acceptable Solutions contained within the Applicable Primary Code(s).</i>	
• Community Facility	Community Use Code
• Educational Establishment	Community Use Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Central Queensland University Special Use Area Map and where not an ERA	Sports and Recreation 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 , on land designated as Public Open Space on the Central Queensland University Special Use Area Map	Caretakers Residence Code
• Child Care Centre	Child Care Code
• Community Facility , when not a self assessable development	Community Use Code
• Educational Establishment , when not a self assessable development	Community Use Code
• Indoor Sport and Recreation	Sports and Recreation Code
Impact Assessable	
• Any other Material Change of Use and associated Building Work for what is not otherwise stated as Exempt, Self Assessable or Code Assessable Development.	
• Building work for demolition of a Heritage Place.	



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

CENTRAL QUEENSLAND UNIVERSITY SPECIAL USE AREA

Operational Work / Reconfiguring a Lot

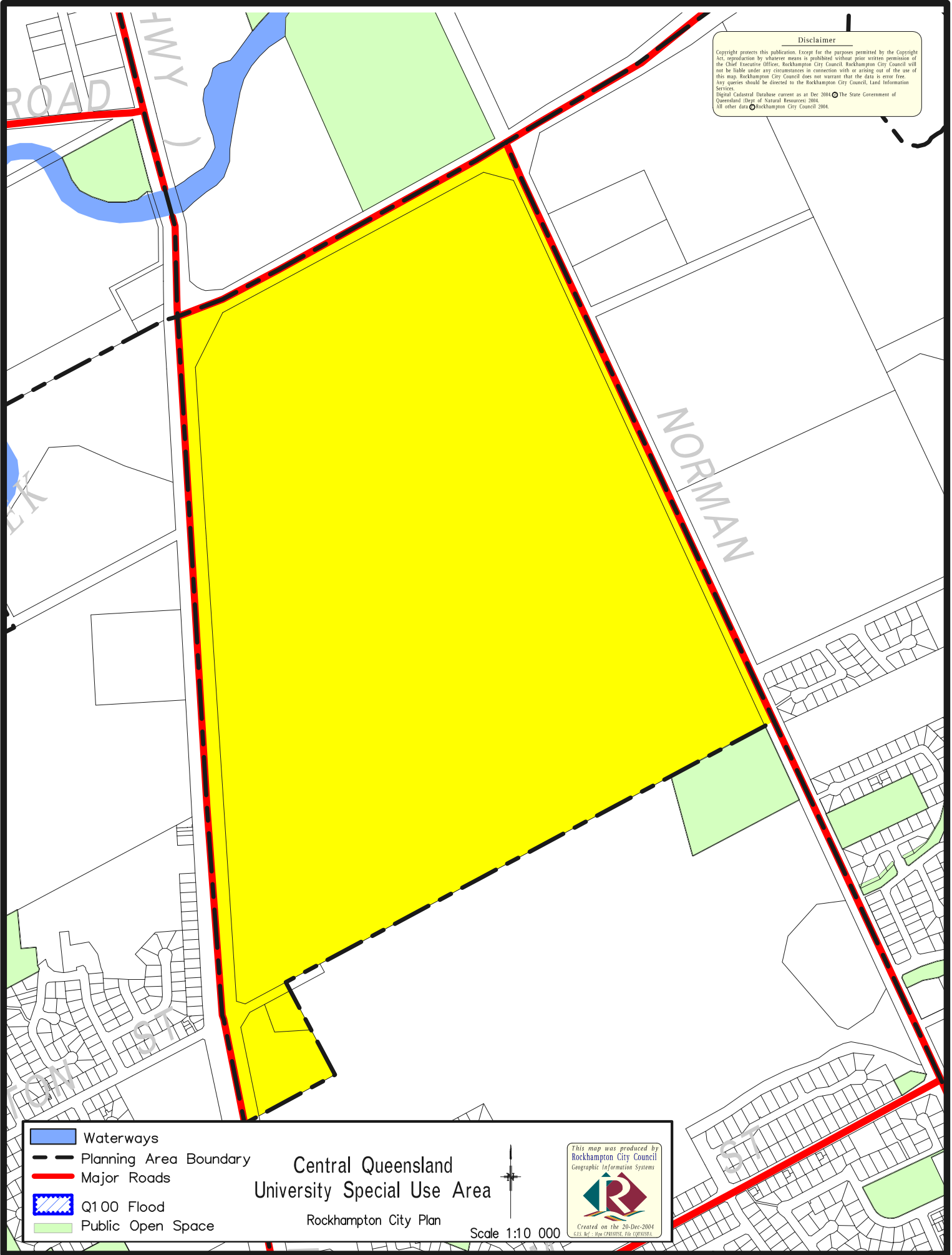
Development Type	Primary Code(s)
Self Assessable	
<i>The following uses are Self Assessable development only when complying with all of the relevant Acceptable Solutions contained within the Applicable Primary Code(s).</i>	
<ul style="list-style-type: none"> Advertising Sign, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Special Use Area that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign. 	Signage Code
Code Assessable	
<i>For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.</i>	
<ul style="list-style-type: none"> Advertising Sign, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Special Use 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 1 of Planning Scheme Policy No. 9 – Signage for a Special Use Area that are associated with a use that was existing on the site prior to the commencement of the Planning Scheme and is not a Third Party Sign or a Flashing Sign. 	Signage Code
<ul style="list-style-type: none"> Operational work for excavation or filling 	Filling or Excavation Code; and Steep or Unstable Land Code
<ul style="list-style-type: none"> Operational work for Reconfiguring a Lot 	Reconfiguring a Lot Code; and External Works and Servicing Code
<ul style="list-style-type: none"> Reconfiguring a Lot 	Reconfiguring a Lot Code
Impact Assessable	
<ul style="list-style-type: none"> Advertising Sign, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Special Use Area. 	[Hatched Area]
<ul style="list-style-type: none"> Advertising Sign, being a Third Party Sign or a Flashing Sign. 	

CHAPTER 4
CENTRAL QUEENSLAND UNIVERSITY SPECIAL USE AREA




Disclaimer

Copyright protects this publication. Except for the purposes permitted by the Copyright Act, reproduction by whatever means is prohibited without prior written permission of the Chief Executive Officer, Rockhampton City Council. Rockhampton City Council will not be liable under any circumstances in connection with or arising out of the use of this map. Rockhampton City Council does not warrant that the data is error free. Any queries should be directed to the Rockhampton City Council Land Information Services.
Digital Cadastral Database current as at Dec 2004. The State Government of Queensland (Dept. of Natural Resources) 2005.
All other data © Rockhampton City Council 2004.



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

Central Queensland
University Special Use Area

Rockhampton City Plan



Scale 1:10 000

This map was produced by
Rockhampton City Council
Geographic Information Systems

Created on the 20-Dec-2004
GIS Unit - ROCKHAMPTON, QLD, AUSTRALIA