

MUSGRAVE STREET HIGHWAY COMMERCIAL AREA

Description

The Musgrave Street Highway Commercial Area is a linear commercial strip of development located along Queen Elizabeth Drive and Musgrave Street in North Rockhampton. Given its linear nature, it has an extensive interface with the adjoining North Rockhampton Residential Consolidation Area. It generally extends north from the Fitzroy Bridge where it intersects with Bridge Street, to Moores Creek where Moores Creek crosses Musgrave Street. It is bound by Bridge Street to the south; North Rockhampton Residential Consolidation Area and the North Rockhampton Centre Commercial Area to the west; Moores Creek to the north; and the Frenchville Residential Area and the North Rockhampton Residential Consolidation Area to the east.

The boundaries of this Planning Area have been determined by the extent of existing commercial / low impact industry development located in Queen Elizabeth Drive, Musgrave Street, Bridge Street, and Lakes Creek Road, including the adjoining side streets. The boundaries of the Area in the previous Planning Scheme were much wider, incorporating many allotments in the side streets improved with houses. However, most businesses in this Area rely on passing vehicle trade, exposure to substantial volumes of traffic, and the opportunity for customers to park proximate to the business. Consequently, many sites in the Area and particularly those located in the side streets have not been developed for commercial purposes as previously intended, therefore, in this Planning Scheme the boundaries of the Area have been narrowed to better reflect existing commercial / low impact industry development and the anticipated take up of land for commercial purposes in the future, thereby allowing for development in this location to be consolidated on allotments with frontage to, or in proximity of, the abovementioned roads. The boundaries have also been narrowed to better reflect the more desirable locations for business development in other centres within Rockhampton.

There are a range of uses located in this Area, including shops, showrooms (particularly household goods and motor vehicle retailing), restaurants (including fast food restaurants), take away-food stores, hotels, offices including Centrelink, indoor sport and recreation, motor vehicle servicing, service stations, and a car wash. Northside Plaza is also located within this Area. Northside Plaza is situated on the corner of Musgrave Street and High Street and accommodates a Woolworths supermarket and selected specialty stores. Otherwise, there are some community / recreation use category uses located within this Area, as well as some residential development.

Intent

It is intended that the Musgrave Street Highway Commercial Area, a designated Highway Business Centre in the hierarchy of centres in Rockhampton, incorporate destination activities that act as a frame for the



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North Rockhampton Centre Commercial Area. In accordance with this designation, it will provide for a range of commercial activities, including:

- Shops, each less than 250m² GFA;
- Showrooms;
- Restaurants (including fast food restaurants);
- Take-away food stores;
- Commercial premises (less than 250m²);
- Service stations;
- Car wash;
- Vet clinic;
- Community / recreation uses; and
- Accommodation buildings in the form of motels.

It is intended that Northside Plaza, situated on Lot 19 RP669832, and accommodating Woolworths and some specialty stores, provide for the weekly shopping, service, convenience and community needs of the surrounding residents. It will be maintained as an accessible centre, with parking and access arrangements maintained to provide for a high level of convenience to shoppers.

It is not intended that traditional retailing such as supermarkets, department stores including discount department stores, variety stores including discount variety stores, direct factory outlets, and the like be accommodated within this Area. To this end, shops will be limited to 250m² GFA. Such facilities are more appropriately accommodated within other higher order centres. The only exception will be any future expansion of the existing Woolworths supermarket, within the confines of the existing site, at Northside Plaza. Northside Plaza will continue to complement the Musgrave Street Frame Area function and generally provide only a limited array of services and professional services focused on its convenience and weekly shopping function, thereby maintaining the integrity and function of the specialist sub-regional retail centre and the CBD.

Any application for additional development at Northside Plaza on Lot 19 RP609832 will need to demonstrate that there is sufficient carparking available on site. This site was not surveyed in the preparation of the Carparking Strategy in 2003, consequently, there is no documented evidence as to the adequacy or otherwise of existing carparking on site. Consequently, any application for additional development on this site will need to be accompanied by a report prepared by a suitably qualified professional, based on up-to-date information and surveys, demonstrating that sufficient carparking is available on site.

Given the location of the centre on a main road, it is not possible or desirable to provide additional carparking in the road reserve. Consequently, Council will not grant carparking relaxations based on a monetary contribution being paid to Council, given that additional carparking or improvements cannot be undertaken in the road reserve outside the centre.

This also holds true for the remainder of this highway commercial centre. It is expected that new development in this centre will provide all carparking on site, as specified in the Parking and Access Code. Accordingly, sites should not



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be developed on the assumption that Council will support a relaxation of the carparking requirement on site, subject to a monetary contribution or otherwise.

It is intended that the Area will not accommodate government services, particularly medium to large scale offices and government services, or medium to large scale office activities, which are desirably located within the Central Business District. Lastly, it is not intended that this Area accommodate entertainment uses such as nightclubs and cinemas. Again, both types of entertainment uses are appropriately located in higher order centres.

Whilst it is not intended that substantial commercial development occur outside the boundaries of this Area, given the adjoining Areas are residential and the residents enjoy a relatively high level of residential amenity, for the reasons outlined in the *description*, it is intended that some land in the adjoining North Rockhampton Residential Consolidation Area may be developed for commercial purposes, as an extension of this Area. However, the expansion of commercial development into the adjoining North Rockhampton Residential Consolidation Area will only be supported where:

- The site has frontage to Musgrave Street or adjoins a site used for a commercial use that has frontage to Musgrave Street; and
- The site forms part of a larger consolidated commercial area; and
- There is no other available land in the immediate vicinity that can accommodate this commercial development; and
- The development is able to manage its impact in relation to adjoining residential uses.

Conditional expansion into the adjoining Residential Area is permitted in these circumstances on the basis of this Area's location in close proximity to the North Rockhampton Centre Commercial Area, the Central Business District Commercial Area, and the Area's suitability for larger showroom type developments. Otherwise, no further expansion into the adjoining Residential Area will be consistent with the intent for this Area as it would detract from the residential character of the adjoining Area, and create undesirable impacts on the residential environment, such as additional non-residential traffic generation. To this end, new development or changes in use extending an existing commercial use will require buffer treatment to lessen the impact of commercial development on residential uses, including for example:

- Landscaped buffers and/or acoustic fencing;
- Appropriate location of access and egress to sites, as well as adequate manoeuvring areas, away from neighbouring properties;
- The provision of adequate carparking on site;
- Restricted hours of operation; and
- A reduced height in proximity to residential boundaries.

There are currently some low impact industrial uses in this Area, primarily located in the southern portion of the Area in the triangular area bound by Queen Elizabeth Drive, Musgrave Street, and Bridge Street. These uses are largely related to automotive servicing. There are also some other low impact industrial uses located within the northern portion of this Area in Clifton Street. Whilst it is not intended that low impact industrial uses proliferate across this



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Area, where it can be demonstrated that in these two locations the uses will not have a detrimental impact on the amenity of the locality and that of the surrounding residents in adjoining Residential Planning Areas, then such uses will be likely to receive favourable consideration, based on their merits.

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.

Riparian corridors adjacent to all Council's waterways will be protected from development. In this instance, it applies to development adjacent to Moores Creek located within this Area. However, where environmentally and culturally appropriate, it is intended to allow public access to these areas, where legal access can be established, 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.



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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), and when only involving minor building works.

Commercial Premises, (where each Tenancy of the proposed use, including associated existing use if the proposed use is an extension of an existing use, occupies a total Gross Floor Area within the building or buildings on the site of no more than 250m²)

Commercial Centres Self Assessable Code



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• Community Facility	Commercial Centres Self Assessable Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Musgrave Street Highway Commercial Area Map and where not an ERA	Sports and Recreation Code
• Shop , (where each Tenancy of the proposed use, including associated existing use if the proposed use is an extension of an existing use, occupies a total Gross Floor Area within the building or buildings on the site of no more than 250m ²)	Commercial Centres Self Assessable Code
• Restaurant , when it does not include a drive-through	Commercial Centres Self Assessable Code
• Take-away Food Store	Commercial Centres Self Assessable 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 , which is not at ground level or is behind a non residential use or when on land designated as Public Open Space on the Musgrave Street Highway Commercial Area Map	Caretakers Residence Code and Activity Centres Code
• Car Park	Activity Centres Code and Parking and Access Code
• Car Wash	Activity Centres Code
• Child Care Centre	Child Care Code and Activity Centres Code
• Club	Activity Centres Code
• Commercial Premises (where each Tenancy of the proposed use, including associated existing use if the proposed use is an extension of an existing use, occupies a total Gross Floor Area within the building or buildings on the site of no more than 250m ²), where not self-assessable development	Activity Centres Code
• Community Facility , when not self assessable development	Community Use Code and Activity Centres Code
• Educational Establishment	Activity Centres Code
• Emergency Services , if not on flood prone land	Community Use Code and Activity Centres Code
• Indoor Sport and Recreation	Sports and Recreation Code and Activity Centres Code
• Restaurant , when not self assessable development	Activity Centres Code
• Shop , (where each Tenancy of the proposed use, including associated existing use if the proposed use is an extension of an existing use, occupies a total Gross Floor Area within the building or buildings on the site of no more than 250m ²), where not self-assessable development	Activity Centres Code
• Showroom	Activity Centres Code
• Take-away Food Store , when not self assessable development	Activity Centres Code
• Veterinary Clinic	Activity Centres 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.	



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Operational Work / Reconfiguring a Lot

Development Type	Primary Code(s)
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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).

- **Advertising Sign**, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Commercial Area or Precinct that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign. Part A of the Signage Code

Code Assessable

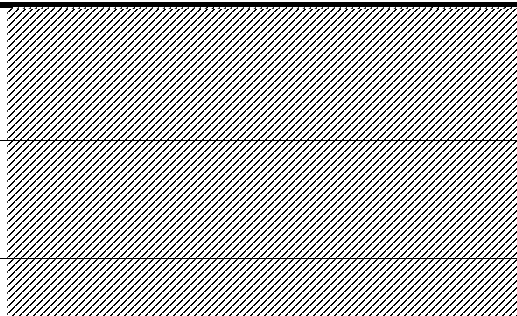
For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.

- **Advertising Sign**, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Commercial Area or Precinct that is;
 - (a) not complying with all the relevant Acceptable Solutions listed in the Signage Code and is not a Third Party Sign or a Flashing Sign; or
 - (b) a Freestanding Sign. Signage Code
- **Advertising Sign**, nominated as Group B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Commercial Area or Precinct that are not a Third Party Sign or a Flashing Sign. Signage Code

- **Operational work for excavation or filling** Filling or Excavation Code; and Steep or Unstable Land Code
- **Operational work for Reconfiguring a Lot** Reconfiguring a Lot Code; and External Works and Servicing Code
- **Reconfiguring a Lot**, where no additional allotments are created or where additional allotments are created, all resulting allotments have an area of 1000m² or more. Reconfiguring a Lot Code






Impact Assessable

- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than 1000m²
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Commercial Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



CHAPTER 4
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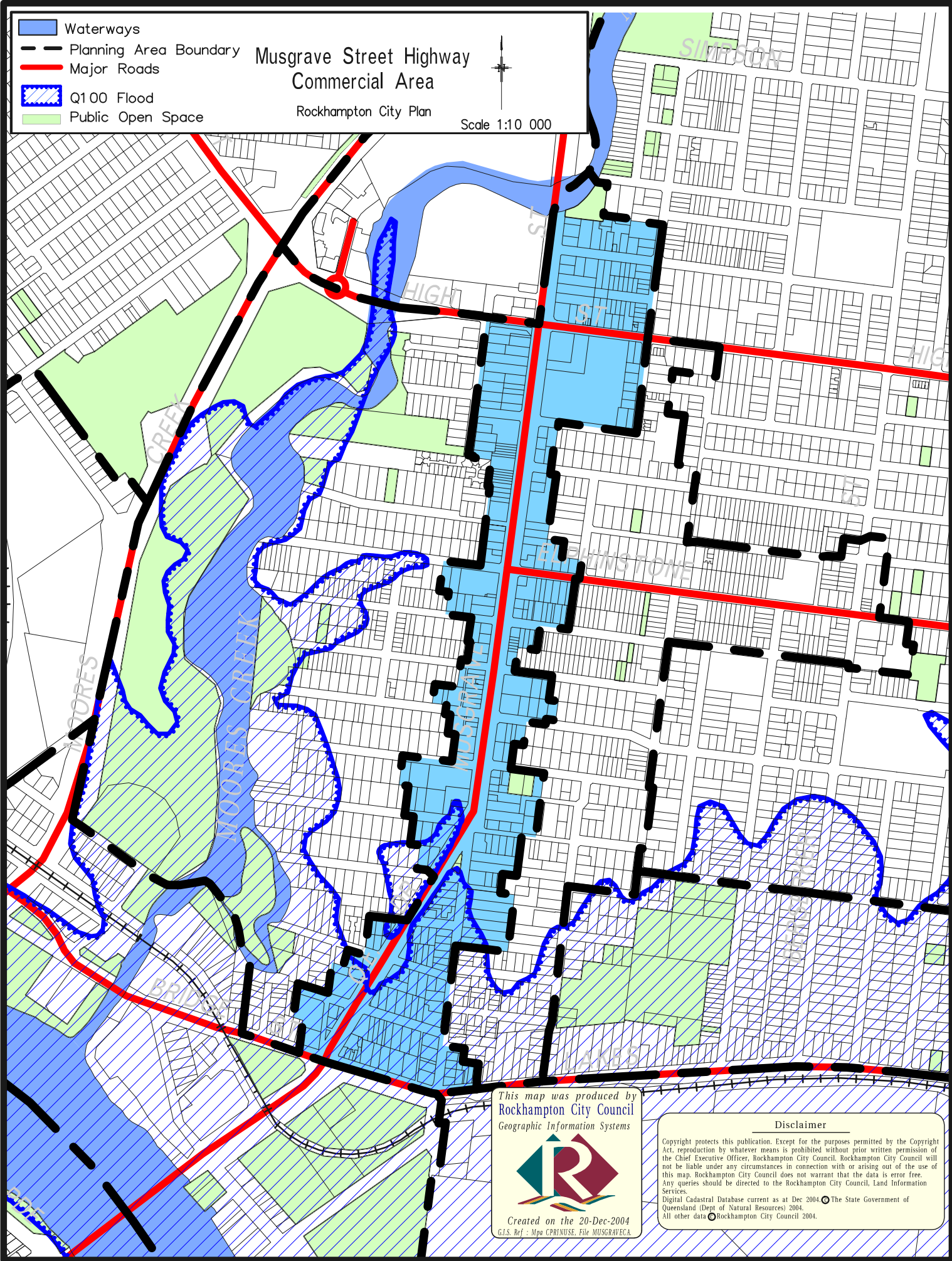


-  Waterways
-  Planning Area Boundary
-  Major Roads
-  Q100 Flood
-  Public Open Space

Musgrave Street Highway
Commercial Area

Rockhampton City Plan

Scale 1:10 000



This map was produced by
Rockhampton City Council
Geographic Information Systems



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