

## **NORBANK ESTATE SPECIAL USE AREA**

### **Description**

The Norbank Estate Special Use Area is located in the most north eastern part of Rockhampton City and borders onto the adjoining former Livingstone Shire. This area is located on the northern banks of the Fitzroy River and Lakes Creek itself crosses the area flowing into the Fitzroy River. The Rockhampton - Emu Park Road, which is a state controlled road and tourist route, traverses across the Area eastwards into the former Livingstone Shire heading to Emu Park and beyond located on the Capricorn Coast. The Lakes Creek Residential Area represents the north eastern boundary of the Area.

The land is generally undulating throughout with steeper parts located on the boundary of the Area with the Berserker Range Environmental Protection Area. Some land adjacent to the Fitzroy River and Lakes Creek is Flood Prone Land. There is limited sewerage reticulation in this area at present and water reticulation has only recently been made freely available, whereas previously this was not the case.

The Area is used for a variety of industrial and residential uses that have been permitted to develop and coexist over a long period of time. The north-western part of the Area is dominated by the Lakes Creek Meatworks – a long established Rockhampton industry located on the Fitzroy River changing in character and land use to a rural residential area on the boundary of the City.

There are a number of small waterways traversing the Area that commence on the Berserker Ranges extending down to the Fitzroy River where on many occasions they extend across river flats adjacent to the Fitzroy River.

### **Intent**

The intent of this Area is that it remains as an Area used for both existing industrial (and other non residential land uses) as well as for residential land uses in a balanced manner whereby each land use is responsive and has cognisance of the other despite their potential incompatibility. In response to the different issues, pressures and land uses in different parts of the Area, the Area has been divided into a number of precincts, with each having its own specific intent. However more broadly across the Area, it is intended that the Meatworks and other non-residential land uses (such as the kennels in Totteridge Street) will continue to operate at Lakes Creek. It is also intended to provide opportunities for new maritime industries to develop along the Fitzroy River. At the same time, it is intended to provide opportunities for low-density houses to occur on existing allotments surrounding the Meatworks and maritime industry precincts when it has cognisance of its proximity to these industrial precincts. The most fundamental and important intent for the Area is the need to avoid land use conflicts between housing and existing or future non-residential activities, especially conflicts that might jeopardise existing major industry or adversely reduce the current level of residential amenity in the Area.

Across the Area, it is intended that the maximum building height would be 2 storeys or 8.5 metres, although a greater height for industrial land uses would not be inconsistent with the intent of the Area if it is able to ensure that the higher built form does not adversely affect or detract from the amenity or character of the Area. Also across the Area, higher density forms of residential development incorporating two or more dwelling units or accommodation units such as duplexes and multi unit dwellings are inconsistent with the intent of the Area and each precinct.

Some land located within this Area has been identified as bushfire prone land. Consequently, particularly those property owners / residents within the Area whose property shares a common boundary with land identified as bushfire prone land have a duty of care to implement measures on an ongoing basis to reduce the risk of bushfire on their own properties.

#### **PRECINCT 1 – RESIDENTIAL PRECINCT** **NORBANK ESTATE RURAL RESIDENTIAL**

##### ***Description***

This Precinct is located in the southern portion of the Norbank Estate Special Use Area incorporating the Rockhampton Crematorium and Memorial Gardens and is bound by the Fitzroy River, Reynolds Street, Totteridge Street and the Berserker Range Environmental Protection Area. The Precinct includes foothills of the Berserker Ranges in the north east and the river flats of the Fitzroy River in the south west and is traversed by nine (9) small waterways that while not named or formal, perform important drainage and in some instances environmental functions.

##### ***Intent***

The future intent of this Precinct is that it will be developed for the purposes of accommodating low density residential development in the form of a House or Caretakers Residence in a precinct that displays, and is to retain, a number of character elements reflective of a semi-rural location. These character elements include a dominance of one acre sized allotments (4000m<sup>2</sup>), areas of remnant vegetation, a low density of development, the keeping of pets such as a horse or pony, and the absence of certain infrastructure such as footpaths (unless specific circumstances require otherwise). It is not intended that the precinct be developed for any industrial use.

To protect and maintain the character of the precinct, any newly created allotment is to have a minimum allotment size of 4000m<sup>2</sup> that may need to be increased in size (to properly respond to constraints) where the land is characterised by very steep slopes (above 1:4 (25%)), Flood Prone Land or a greater than medium Bushfire Hazard Severity.



Rural Uses of a small scale, and demonstrated to be a low impact nature that will not compromise the amenity or character of the Precinct, are consistent with the intent for this precinct.

Within the precinct, it is intended that the cemetery will remain at its current location indefinitely, in a manner consistent with its naming of memorial gardens. Future buildings, facilities or activities on the premises are to be sited and designed to have a minimal impact on:

- Residential uses within the precinct; or
- Residential or rural uses located in the adjoining former Livingstone Shire.

Buildings are to be designed so that they are compatible in bulk and scale with buildings of a residential nature while being sympathetic to the landscape values of the premises and precinct. It is intended that the premises will also in the future be developed for the purposes of a crematorium. Unless able to demonstrate that a lesser distance is necessary, odour impacts from such a crematorium are to be addressed with the siting of any flue at least 120 metres from any existing residential building or for any allotment not developed with a residential building but able to be developed, the property boundary of that allotment.

It is also intended that O'Hanlon Park, located on the corner of Synge Street and Totteridge Streets, be used as Park and where any impacts can be managed to protect the semi-rural amenity of the Precinct, sporting uses as well.

#### **PRECINCT 2 – INDUSTRIAL PRECINCT** **NORBANK ESTATE SPECIAL INDUSTRY**

##### ***Description***

The Special Industry Precinct incorporates the Lakes Creek Meatworks (including its holding paddocks) and the bitumen and concrete batching plants. The Precinct is dissected by the Rockhampton – Emu Park Road and the Rockhampton – Yeppoon Railway and is bound by the Fitzroy River, the River Related Industry Precinct, the Lakes Creek Residential Area, the Berserker Range Environmental Protection Area and the Vestey / Lower Dorly / Totteridge Streets Precinct.

##### ***Intent***

The intent of this precinct is that it will continue to accommodate a number of industries located within the precinct that do or have the potential to, adversely impact upon the amenity of any residential building by way of noise, light, dust or odour. These industries include:

- The Lakes Creek Meatworks, including the holding paddocks; and
- The bitumen and concrete batching plants.



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## ROCKHAMPTON CITY PLAN

### PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

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It is intended that these land uses will continue to operate at this location, however if there is any material change in the intensity or scale of the uses, the elements or components that triggered the material change will be subject to standards of operation, particularly in relation to noise, dust, light, odour and water quality, so that any potential impacts on nearby residential precincts or Areas are minimised<sup>1</sup>. These High Impact industries are required to be contained within this precinct and are not to extend into any other precinct, as Buffer Areas and other land use decisions have or will be made on the basis of this containment. Any new industry co-locating with either of these existing industries is required to meet the same standards of operation that a material change in the intensity or scale of an existing use would need to meet. Should either of these existing industries choose to abandon the use and permanently close down or relocate out of the precinct, it is intended that the future use of the land would not be for another High Impact Industry but other land uses more consistent with the broader intent of the whole Area and in keeping with the character and amenity of the Precinct. Until such time, it is not intended that the land be developed for any residential use, other than when necessary, a Caretaker's Residence.

Allied industries<sup>2</sup> that use by products produced from industries within this precinct will be encouraged where suitable environmental standards for noise, air, dust, odour, light and water quality can be maintained. High impact industries are unlikely to be able to meet the environmental and amenity impacts required for this precinct.

Expansion of the Lakes Creek Meatworks operations, other than for the purposes of Holding Paddocks, is not intended to occur on the north eastern side of the Rockhampton - Emu Park Road. The holding paddocks<sup>3</sup> for the Meatworks (on the north eastern side of the Rockhampton - Emu Park Road) are only intended to hold stock for a short duration prior to processing in the meatworks. It is not intended that there be any building or activity in this Precinct that is not directly attributable to the holding yards purpose. Further, any new or changed vehicular access to the holding yards is to be done directly from the Rockhampton - Emu Park Road.

The holding paddocks are currently buffered with planting along Vestey Street, from Lakes Creek Road to Montgomerie Street. This buffer is to remain and any opportunity to extend the buffer north east along Vestey Street beyond Montgomerie Street is encouraged. This buffer is designed to mitigate any dust issues from the site caused by the loading and unloading of stock, and the movement of stock in the yards. This buffer also acts as a streetscape feature for the residents of Vestey Street helping to relieve the visual impact caused by

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<sup>1</sup> To remove any doubt, in the Planning and Environment Court decision for *Yulara v Rockhampton City Council* 1999 QPELR 301, the court found for example that "the complete enclosing of the rendering plant has been considered, but is not feasible". If there is ever a material change in the intensity or scale of the use, it is not intended that existing elements or components be made to comply with standards of operation that minimise impacts on residential land uses – it only applies to the element or component that triggered the material change.

<sup>2</sup> Allied industry is an industry, which is located on the same or adjacent site to a major activity, and uses the by-products or products produced from the existing industry for another market.

<sup>3</sup> In the Planning and Environment Court decision for *Yulara v Rockhampton City Council* 1999 QPELR 296, the court pointed out that the holding yards "are closer to a feedlot operation than ordinary stockyards".

the holding yards. The buffers along Lakes Creek, west of Cooper Street (south of Rockhampton - Emu Park Road) and between Rockhampton - Emu Park Road and the Rockhampton - Yeppoon Railway Line are also intended in time to be developed in a similar manner. To remove any doubt however, these buffers are not intended as a solution to mitigating impacts between incompatible land uses but instead are only sought after to assist in reducing the existing impacts associated with having existing incompatible land uses near each other.

The Bitumen plant and concrete plant are entitled to continue their operations within this precinct. However expansion of these existing operations within the precinct will require standards of operation commensurate to their location in close proximity to residential precincts or Areas. Should this use choose to abandon the use and permanently close down or relocate out of the precinct, the Council as the major land owner will reassess the future use of the land at that time and accommodate uses consistent with the adjoining precincts to the south east and north west.

Some allotments in this precinct contain houses. These houses are lawfully permitted to remain, however, as a result of their location their expected amenity will be low due to the proximity of High Impact industry.

### **PRECINCT 3 – INDUSTRIAL PRECINCT**

#### **NORBANK ESTATE RIVER RELATED INDUSTRY**

#### ***Description***

The River Related Industry Precinct is land abutting the Fitzroy River, providing direct access to the River. This Precinct gains vehicular access from the Rockhampton – Emu Park Road while also adjoining the Rockhampton – Yeppoon Railway Line. This Precinct is located in two nodes within the Area, one north of the Lakes Creek Meatworks and one south of the Lakes Creek Meatworks.

#### ***Intent***

The intent of this precinct is to provide opportunities for the commencement of river or maritime related land uses that are seeking land on the banks of the Fitzroy River with opportunities for direct river access. Such land uses will however need to be generally low impact uses with special consideration given to minimising any impact on any other precincts in the Area as well as not contributing to a worsening of water quality in the Fitzroy River. Such consideration will however take into account the presence of the Rockhampton - Yeppoon Railway Line and Rockhampton - Emu Park Road and their associated amenity impacts. To preserve this opportunity, being the only identified precinct for this type of use within the City that has direct frontage to the Fitzroy River, it is not intended that the land be developed for any residential use, other than when necessary, a Caretakers Residence.



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## ROCKHAMPTON CITY PLAN

### PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

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As much of the land in the precinct is Flood Prone Land, development will need to be carried out in accordance with the Flood Prone Land Code. Access to the allotments within the precinct will also need to ensure that they do not compromise the function or safety of Rockhampton - Emu Park Road or the Rockhampton - Yeppoon Railway Line, which are both state controlled infrastructure.

Given the designation of the Rockhampton - Emu Park Road as a tourist route, development on any land in this precinct will require a high standard of screening to reduce the visual impact of the development on the amenity and character of the Area as well as preserving the visual qualities of the tourist drive.

#### **PRECINCT 4 – VESTEY STREET / LOWER DORLY STREET / TOTTERIDGE STREET PRECINCT**

#### **NORBANK ESTATE VESTEY STREET / LOWER DORLY STREET / TOTTERIDGE STREET**

##### ***Description***

This Precinct is located in two separate nodes within the core of the Norbank Estate Special Use Area. The northern node is centred around Vestey Street, while the southern node is focussed on lower Dorly and Totteridge Streets. This Precinct abuts the adjoining Berserker Range Environmental Protection Area and has outlooks across the Fitzroy River and its associated river flats.

##### ***Intent***

The primary intention of this precinct is that existing non residential land uses located within this precinct continue to operate as they have to date while at the same time allowing houses to be developed on vacant sites within the precinct provided certain measures and design considerations are adopted. As a result of the land use planning of the precinct in the past, the precinct contains a mix of land uses with conflicting values that is at present in a state of transition between non residential and residential development. While existing non residential uses (e.g. End Rust, the dog kennels, etc.) are important and intended to continue, any material change in the intensity or scale of these uses must incorporate measures to mitigate any potential impacts on the amenity of residential uses within the precinct or an adjoining precinct. Likewise, while existing houses are intended to continue, any new house or extensions to an existing house must incorporate measures and design considerations that limit the impacts of light, noise, dust and odour from neighbouring industries to ensure that the house does not compromise the economic viability of the existing non residential uses within the precinct as well as any non residential use in another precinct. It is not intended that any new non residential uses commence within the precinct. As a result, with the development of new houses in controlled circumstances, it is anticipated that the precinct will develop a stronger rural residential character than it does today. Importantly however, due to

- The mixture of land uses in the precinct; and
- The proximity of the precinct to non residential land uses in other precincts; and



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## ROCKHAMPTON CITY PLAN

### PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

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- The predominant, non highly developed, character of the precinct on the lower slopes of the Berserker Range; and
- The need to rely on on-site waste disposal; and
- The predominant larger allotment size than those found in Residential Areas

an increase in the number of allotments within the precinct is not intended and is strongly inconsistent with the intent for the precinct and the Area. To remove any doubt, the extinguishment or removal of any covenant or encumbrance preventing the sale of one allotment without another, is also inconsistent with the intent of this precinct.

Where land in the precinct is Flood Prone Land, development will need to be carried out in accordance with the Flood Prone Land Code. Access to the allotments within the precinct will also need to ensure that they do not compromise the function or safety of Rockhampton - Emu Park Road, which is state controlled infrastructure.

Given the mix of land uses within this precinct (such as houses, dog kennels and a junk yard) as well as this precincts proximity to other non residential precincts, houses within this precinct must expect as an unavoidable intention, a lower level of residential amenity than in other locations within the City.



**ROCKHAMPTON CITY PLAN**  
**PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON**

**NORBANK ESTATE SPECIAL USE AREA**  
**Precinct 1 – Residential Precinct**  
**Norbank Estate Rural Residential**

**Material Change of Use / Building Work**

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).*

• <b>Home Occupation</b>	Home Occupation / Home Based Business Code
• <b>House</b>	House Code; and Norbank Estate Special Use Area Code
• <b>Outdoor Sport and Recreation</b> , on land designated as Public Open Space on the Norbank Estate Special Use Area Map and where not an ERA	Sports and Recreation Code; and Norbank Estate Special Use Area Code
• <b>Special Needs Accommodation Building</b>	House Code; and Norbank Estate Special Use Area Code

**Code Assessable**

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

• <b>Building work at a Heritage Place</b>	Heritage Place Code
• <b>Building work for a Swimming Pool</b>	Swimming Pool Code
• <b>Caretakers Residence</b>	Caretakers Residence Code
• <b>Farming</b>	Rural Use Code
• <b>Home Based Business</b>	Home Occupation / Home Based Business Code; and Norbank Estate Special Use Area Code
• <b>House</b> , when not self assessable development	House Code; and Norbank Estate Special Use Area Code
• <b>Stables</b>	Stables Code

**Impact Assessable**

• <b>Any other Material Change of Use and associated Building Work for what is not otherwise stated as Exempt, Self Assessable or Code Assessable Development.</b>	
• <b>Building work for demolition of a Heritage Place.</b>	





# ROCKHAMPTON CITY PLAN

## PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

### NORBANK ESTATE SPECIAL USE AREA

#### Precinct 1 – Residential Precinct

#### Norbank Estate Rural Residential

#### 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 Residential Precinct that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign. Part A of the Signage Code

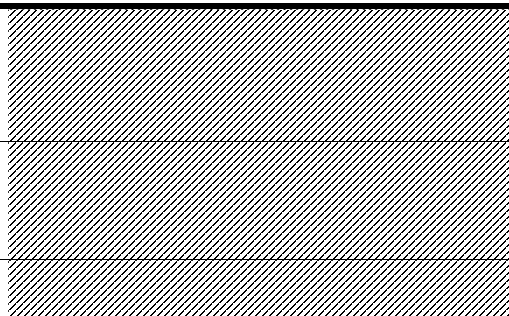
#### Code Assessable

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 Residential 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 Residential Precinct 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. 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 4000m<sup>2</sup> 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 4000m<sup>2</sup>
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



**ROCKHAMPTON CITY PLAN**  
**PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON**

**NORBANK ESTATE SPECIAL USE AREA**

**Precinct 2 – Industrial Precinct**

**Norbank Estate Special Industry**

**Material Change of Use / Building Work**

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).*

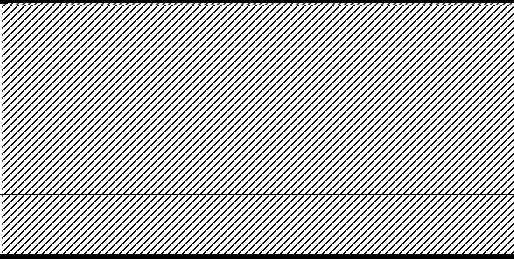
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| <ul style="list-style-type: none"><li>• <b>Outdoor Sport and Recreation</b>, on land designated as Public Open Space on the Norbank Estate Special Use Area Map and where not an ERA</li></ul> | Sports and Recreation Code; and Norbank Estate Special Use Area Code |
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**Code Assessable**

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

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| <ul style="list-style-type: none"><li>• <b>Building work at a Heritage Place</b></li><li>• <b>Building work for a Swimming Pool</b></li><li>• <b>Caretakers Residence</b></li></ul> | Heritage Place Code<br>Swimming Pool Code<br>Caretakers Residence Code |
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**Impact Assessable**

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| <ul style="list-style-type: none"><li>• Any other Material Change of Use and associated Building Work for what is not otherwise stated as Exempt, Self Assessable or Code Assessable Development.</li><li>• Building work for demolition of a Heritage Place.</li></ul> |  |
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# ROCKHAMPTON CITY PLAN

## PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

### NORBANK ESTATE SPECIAL USE AREA

#### Precinct 2 – Industrial Precinct

#### Norbank Estate Special Industry

#### 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 an Industrial Area or Precinct that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign. Part A of the Signage Code

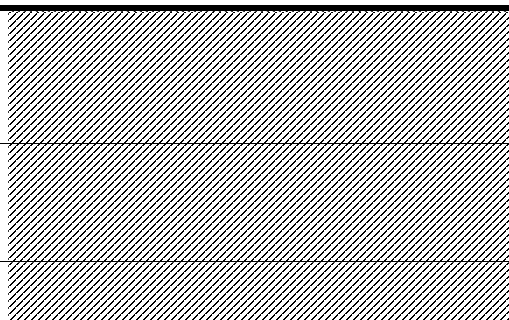
#### Code Assessable

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 an Industrial 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 an Industrial 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 all resulting allotments have an area of 4000m<sup>2</sup> or more Reconfiguring a Lot Code

#### Impact Assessable

- **Reconfiguring a Lot**, where one or more resulting allotments has an area less than 4000m<sup>2</sup>
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for an Industrial Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



**ROCKHAMPTON CITY PLAN**  
**PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON**

**NORBANK ESTATE SPECIAL USE AREA**  
**Precinct 3 – Industrial Precinct**  
**Norbank Estate River Related Industry**

**Material Change of Use / Building Work**

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).*

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| <ul style="list-style-type: none"><li>• <b>Outdoor Sport and Recreation</b>, on land designated as Public Open Space on the Norbank Estate Special Use Area Map and where not an ERA</li></ul> | Sports and Recreation Code; and Norbank Estate Special Use Area Code |
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**Code Assessable**

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

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|---|--|
| <ul style="list-style-type: none"><li>• <b>Building work at a Heritage Place</b></li><li>• <b>Building work for a Swimming Pool</b></li><li>• <b>Caretakers Residence</b></li></ul> | Heritage Place Code<br>Swimming Pool Code<br>Caretakers Residence Code |
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**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

### NORBANK ESTATE SPECIAL USE AREA

#### Precinct 3 – Industrial Precinct

#### Norbank Estate River Related Industry

#### 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 an Industrial Area or Precinct that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign. Part A of the Signage Code

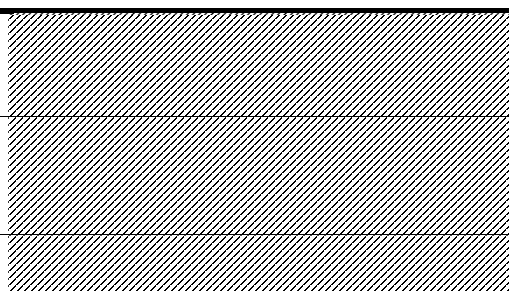
#### Code Assessable

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 an Industrial 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 an Industrial 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 all resulting allotments have an area of 4000m<sup>2</sup> or more Reconfiguring a Lot Code

#### Impact Assessable

- **Reconfiguring a Lot**, where one or more resulting allotments is less than 4000m<sup>2</sup>
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for an Industrial Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



**ROCKHAMPTON CITY PLAN**  
**PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON**

**NORBANK ESTATE SPECIAL USE AREA**

**Precinct 4 – Vestey Street / Lower Dorly Street / Totteridge Street**

**Precinct**

**Norbank Estate Vestey Street / Lower Dorly Street / Totteridge Street**

**Material Change of Use / Building Work**

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).*

• <b>Home Occupation</b>	Home Occupation / Home Based Business Code
• <b>Outdoor Sport and Recreation</b> , on land designated as Public Open Space on the Norbank Estate Special Use Area Map and where not an ERA	Sports and Recreation Code; and Norbank Estate Special Use Area Code

**Code Assessable**

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

• <b>Building work at a Heritage Place</b>	Heritage Place Code; and Norbank Estate Special Use Area Code
• <b>Building work for a Swimming Pool</b>	Swimming Pool Code
• <b>Caretakers Residence</b>	Caretakers Residence Code; and Norbank Estate Special Use Area Code
• <b>Home Based Business</b>	Home Occupation / Home Based Business Code
• <b>House</b>	House Code; and Norbank Estate Special Use Area Code
• <b>Special Needs Accommodation Building</b>	House Code; and Norbank Estate Special Use Area Code

**Impact Assessable**

• <b>Any other Material Change of Use and associated Building Work for what is not otherwise stated as Exempt, Self Assessable or Code Assessable Development.</b>	
• <b>Building work for demolition of a Heritage Place.</b>	



# ROCKHAMPTON CITY PLAN

## PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

### NORBANK ESTATE SPECIAL USE AREA

**Precinct 4 – Vestey Street / Lower Dorly Street / Totteridge Street**

**Precinct**

**Norbank Estate Vestey Street / Lower Dorly Street / Totteridge Street**

#### 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 Residential 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 Residential 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 Residential Precinct 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. 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. Reconfiguring a Lot Code

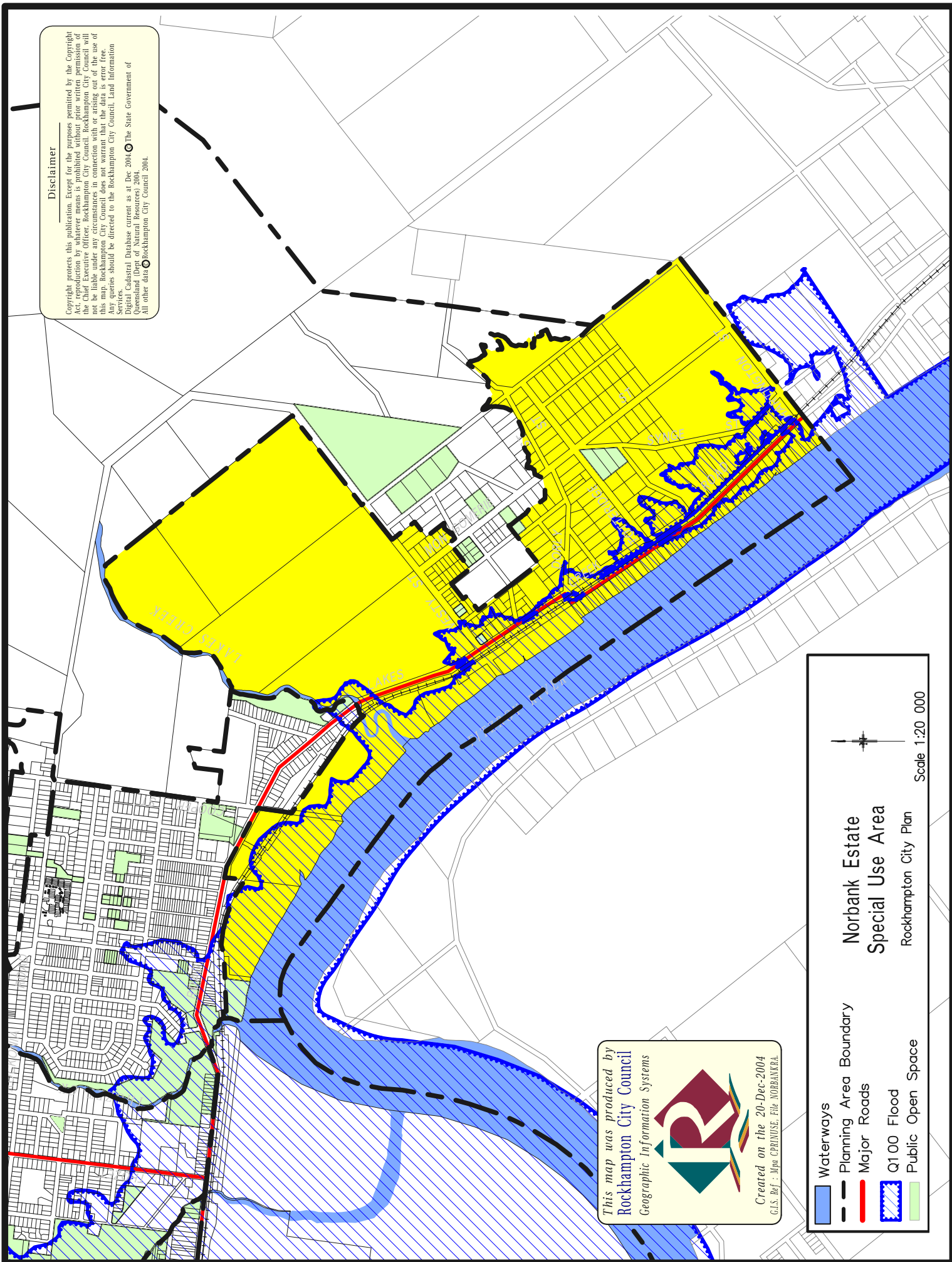
#### Impact Assessable

- **Reconfiguring a Lot**, where additional allotments are created.
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



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Created on the 20-Dec-2004  
GIS Ref: Mpa CPINUSE, File NORBANTRA

Waterways

Planning Area Boundary

Major Roads

Q100 Flood

Public Open Space

Norbank Estate

Special Use Area

Rockhampton City Plan

Scale 1:20 000














# Norbank Estate Special Use Area

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Holding Paddocks for Meatworks

## Rockhampton City Plan

- |   |   |
|---|---|
|  Precinct 1 — Residential Precinct       |  Precinct 4 — Vestey St/Lower Dory St/Totteridge St Precinct |
|  Norbank Estate Rural Residential        |  Norbank Estate Vestey St/Lower Dory St/Totteridge St        |
|  Precinct 2 — Industrial Precinct        |  Precinct Boundaries   |
|  Norbank Estate Special Industry        |  Planning Area Boundary                                     |
|  Precinct 3 — Industrial Precinct      |  Waterways   |
|  Norbank Estate River Related Industry |   |

Scale 1:20 000

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