

## **NORMAN ROAD RESIDENTIAL AREA**

### **Description**

The Norman Road Residential Area is Rockhampton's principle residential growth Area, located in the north-eastern corner of the City, east of Norman Road. It is bound to the east by the Berserker Range Environmental Protection Area, and the Yeppoon Road Corridor Environmental Protection Area; to the north by the Rockhampton-Yeppoon Road; to the west by Norman Road; and to the south by Moores Creek.

In proximity to Norman Road the land is generally flat, increasing in steepness in proximity to the Area's shared boundary with the Berserker Range Environmental Protection Area, located to the east. The boundary between the two Areas has generally been determined by the limit of developable land in this location, having regard to the visual, ecological, and landscape values associated with the adjoining Berserker Range Environmental Protection Area. However, the eastern boundary of this Area has also been determined by the limit of existing residential development, which also relates to the limited ability to reasonably and economically supply water by gravity to the steeper land in this location.

### **Intent**

The intent of this Area is to accommodate Rockhampton's residential growth for the life of this Planning Scheme, and potentially, beyond the life of this Planning Scheme until around the year 2025, if current growth estimates remain accurate. It is intended that the Area primarily accommodate houses, however duplexes are also consistent with the intent for the Area (excluding the Precincts) as long as they do not dominate, and do not compromise the primary residential character of the Area, which is houses on individual allotments. The only exceptions to this will be those mentioned later in this Area Intent.

Two Precincts have been identified in this Area. They are the Norman Road Environmental Constraint Precinct and the Norman Road Slope Constraint Precinct. In both Precincts development will be restricted to preserve the visual, ecological and landscape values in these Precincts. Refer to the individual Intent and Assessment Table for the Precinct included in this Planning Area, for greater detail and direction.

New residential development and Reconfiguring a Lot in this Area will demonstrate that the following can be achieved:

- Orderly growth and development in accordance with:
  - A plan demonstrating that new development will be integrated with existing development;
  - A preferred road hierarchy that identifies the circulation patterns for new development – refer to the Norman Road Residential Area Code;



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- Integrated stormwater management, with the protection and management of waterways – refer to the Norman Road Residential Area Code;
  - An identified diverse open space network to serve the developing area and the district as a whole – refer to the Norman Road Residential Area Code;
  - A pedestrian and bicycle network;
  - Adequate sewerage and water supply, provided in an efficient and orderly way; and
  - Allotment sizes which comply with the slope constraints of the land, where slopes greater than 25% will remain undeveloped.
- The preservation of the landscape character and ecological values associated with the land in this Area, particularly on the steeper land in proximity to the Area's eastern boundary, with the adjoining Berserker Range Environmental Protection Area and the Yeppoon Road Corridor Environmental Protection Area.

The Area is not intended to accommodate more intense forms of residential development, particularly on the steeper land, however if a need can be demonstrated for aged or student accommodation in this Area then it will be located on larger allotments of generally greater than 4000m<sup>2</sup> with frontage to Norman Road, as compared to existing allotments which are generally of an average 700m<sup>2</sup> in size, to enable development to be appropriately designed and sited to minimise impacts on adjoining development.

There are some existing non-residential uses located on Norman Road within this Area. They include a large church complex, and a smaller church complex and school. These uses are also consistent with the intent for the Area, however, should they vacate the Area then the land will be used for other compatible community / recreation use category uses, or revert to residential use. Similarly, there is a large vacant parcel of land in German Street that may be developed as a school. However, should this land not be required for a school then it will be developed for an alternative compatible use such as residential or community / recreation use category uses.

The expansion of these or other 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.

The use of land in this Area for industrial or commercial purposes is not consistent with the intent for the Area, except for the development of a new Local Shopping / Neighbourhood Centre to service the day-to-day needs of



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the residents of this growth corridor, if a need can be demonstrated. It is envisaged that this centre will be located in Nagel Drive within this Planning Area, and have a maximum GFA of 2000m<sup>2</sup>, provided the land is not required for the provision of a District Open Space facility. The community and recreation sites located along Norman Road as detailed above, could also be suitable sites for such a centre depending on its size, potential traffic impacts, and design, etc. However, a new Local Shopping / Neighbourhood Centre will not be constructed until a definite need can be demonstrated, although if growth in this Area continues at the current rate, it is likely to be required towards the end of the life of this Planning Scheme (approximately 2013). Only one such centre is to be established in this Area. To remove any doubt, the District Open Space Facility in the vicinity of the corner of Norman Road and Nagle Drive, takes precedence over any Local Shopping / Neighbourhood Centre at this location and if conflict arose, the commercial use would be relocated elsewhere and not the intended open space facility.

A District Open Space facility is to be developed within this Area in the general location identified on the Norman Road Residential Area Code Map 1 with an asterisk, in accordance with the intent established under the Norman Road Development Control Plan that forms a part of the superseded planning scheme. To ensure this outcome is delivered, any development in this Area whether for a Material Change of Use or Reconfiguring a Lot must make an open space contribution to the Council as 10% of the land or a monetary contribution in lieu, determined in accordance with the applicable planning scheme policy. The decision to accept a monetary contribution in lieu of a land dedication will be at the Council's discretion based on the best avenue to secure the creation of the District Open Space Facility.

The only other exception to the land use intent will be that consideration will also be given, having regard to the Strategic Framework in Chapter 2, to the possibility of a Service Station or Motel on the corner of Norman Road and the Yeppoon Road - taking into special consideration environmental and access constraints as well as not having any impact on the amenity of any surrounding residential development (present or future).

There is some open space provided in this Area that is located between German Street and the *Berserker Range Environmental Protection Area* that has been retained in its natural bushland state. Amongst other things, this open space is used to access a walking trail located at the base of Mount Archer. It is important that the access to Mount Archer remains and that links are provided between this open space area and adjoining residential areas. This open space is a valuable environmental and recreation feature in this area and is used for a range of recreational pursuits including swimming, picnicking and mountain biking. These uses are consistent with the Intent for this Area, however, motorised recreational activities such as trail bike riding are unlikely to be compatible with surrounding residential development and for this reason are not consistent with the Intent for the Area. It is also important to note that items of Aboriginal Cultural heritage have previously been located in this area along Moores Creek and any development must be cognisant of the potential for there to be more artefacts in this area that must be protected in the appropriate manner, which may be simply collection.



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.

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 Moores 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.

#### **PRECINCT 1 – ENVIRONMENTAL PRECINCT** **NORMAN ROAD ENVIRONMENTAL CONSTRAINT**

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

This land has been identified as having environmental characteristics that will constrain future development. The two areas identified include:

- (a) Peak Hill / Reservoir Connection; and
- (b) Yeppoon Road Frontage.

The Peak Hill / Reservoir Connection is a nature conservation corridor that has been identified as being of importance in terms of vegetation retention and scenic amenity. The corridor contains a community of Silver Leaf Ironbark (*E.melanophloia*), which while enjoying a widespread distribution from the Atherton Tableland south to northern New South Wales, has limited occurrences in the Norman Road Area.

The Yeppoon Road Frontage is a corridor that has been identified as being of importance to maintain corridor values, to protect the aesthetic value of the landform, and to provide a buffer between residential development and traffic on Yeppoon Road. The corridor ranges in width from approximately 60m to the west and 115m to the east, where it meets land subject to slope constraints. The dominant vegetation along the Yeppoon Road frontage is Narrow Leaf Ironbark (*E.crebra*), forming part of a major vista extending from the University of Central Queensland through to the Yeppoon Road corridor.

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

It is intended to preserve the Peak Hill / Reservoir Connection to retain a nature conservation corridor across the mouth of the enclosed valley (Lot 2 RP602872 & Lot 1 RP602634) to connect Peak Hill to the existing water reservoir and the Berserker Range Environmental Protection Area. The proposed corridor has been identified to protect the integrity of the Silver Leaf Ironbark community, to link the area into other vegetation communities, and to provide a linkage



between high country areas to the north and south. The proposed corridor will also preserve the scenic amenity of vegetation at the mouth of the enclosed valley.

It is intended to preserve the Yeppoon Road Frontage to retain a corridor to protect the aesthetic value of the landform, and to provide a buffer between residential development and traffic on Yeppoon Road. The provision of a corridor adjacent to Yeppoon Road will preserve the buffer to residential development, contribute to the amenity of future residents, and protect an existing wildlife corridor that extends from Yeppoon Road into the high country to the east.

Therefore, to preserve the visual, ecological, and landscape values in this Precinct, only houses will be consistent with the intent for this Precinct. Consequently, all other forms of development will be inconsistent with the intent for this Precinct. Land in this Precinct is intended to be combined with land outside of this Precinct for the purposes of creating allotments where that part of the allotment outside of this Precinct will be developed only, and only houses will be consistent with the intent for this Precinct.

New houses will only be consistent with the intent for the Precinct where they are located on allotments of no less than 2000m<sup>2</sup> in size, having a slope no greater than 33%. Development will also need to be undertaken in a manner which ensures that:

- It is sensitive to the landscape character of the site and area;
- The scenic amenity values of the site and area are retained;
- It does not increase the potential for slope instability in the area;
- Practicable and safe access exists to the house site;
- Bushfire risk is managed; and
- The removal of vegetation is minimised.

## **PRECINCT 2 – ENVIRONMENTAL PRECINCT**

### **Norman Road Slope Constraint**

#### ***Description***

This land has been identified as having slope constraints of 25% or greater which will constrain future development.

#### ***Intent***

It is intended that land in this precinct be developed at very low densities to ensure that the elevated areas of the City that include visually sensitive land is preserved for its scenic value, as a vegetated backdrop to the City. To this end, only houses will be consistent with the intent for this Precinct. Therefore, all other forms of development will be inconsistent with the intent for this Precinct.

To preserve the visual, ecological, and landscape values in this Precinct, new houses will only be consistent with the intent for the Precinct where they are



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located on allotments of no less than 2000m<sup>2</sup> in size, having a slope no greater than 33%. Development will also need to be undertaken in a manner that ensures that:

- It is sensitive to the landscape character of the site and area;
- The scenic amenity values of the site and area are retained;
- It does not increase the potential for slope instability in the area;
- Practicable and safe access exists to the house site;
- Bushfire risk is managed; and
- The removal of vegetation is minimised.



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### NORMAN ROAD RESIDENTIAL AREA

#### 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).

<ul style="list-style-type: none"> <li>• <b>Home Occupation</b></li> </ul>	Home Occupation / Home Based Business Code
<ul style="list-style-type: none"> <li>• <b>House</b>, when not on Bushfire Prone Land or on land identified on the Steep or Unstable Land Code Map 1 as having a slope of 15% or more</li> </ul>	House Code
<ul style="list-style-type: none"> <li>• <b>Outdoor Sport and Recreation</b>, on land designated as Public Open Space on the Norman Road Residential Area Map and where not an ERA</li> </ul>	Sports and Recreation Code
<ul style="list-style-type: none"> <li>• <b>Special Needs Accommodation Building</b>, when not on land identified on the Steep or Unstable Land Code Map 1 as having a slope of 15% or more</li> </ul>	House Code

#### Code Assessable

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"> <li>• <b>Building work at a Heritage Place</b></li> </ul>	Heritage Place Code
<ul style="list-style-type: none"> <li>• <b>Building work for a Swimming Pool</b></li> </ul>	Swimming Pool Code
<ul style="list-style-type: none"> <li>• <b>Caretakers Residence</b>,</li> </ul>	Caretakers Residence Code
<ul style="list-style-type: none"> <li>• <b>Duplex</b>, when not on land identified on the Steep or Unstable Land Code Map 1 as having a slope of 15% or more</li> </ul>	Multi Unit Dwelling, Accommodation Building and Duplex Code
<ul style="list-style-type: none"> <li>• <b>Home Based Business</b></li> </ul>	Home Occupation / Home Based Business Code
<ul style="list-style-type: none"> <li>• <b>House</b>, when not self assessable development</li> </ul>	House Code and if on Bushfire Prone Land, the Bushfire Risk Minimisation Code.
<ul style="list-style-type: none"> <li>• <b>Small Lot House</b></li> </ul>	Residential - Small Lot Code and if on Bushfire Prone Land, the Bushfire Risk Minimisation Code.

#### Impact Assessable

<ul style="list-style-type: none"> <li>• <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></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Building work for demolition of a Heritage Place.</b></li> </ul>	



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### NORMAN ROAD RESIDENTIAL AREA

#### Operational Work / Reconfiguring a Lot

Development Type	Primary Code(s)
<b>Self Assessable</b> <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"> <li><b>Advertising Sign</b>, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign.</li> </ul>	Part A of the Signage Code
<b>Code Assessable</b> <i>For advice on all the codes applicable, refer to section 5.1 to 5.3 of this Planning Scheme.</i>	
<ul style="list-style-type: none"> <li><b>Advertising Sign</b>, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area that is;               <ul style="list-style-type: none"> <li>(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</li> <li>(b) a Freestanding Sign.</li> </ul> </li> </ul>	Signage Code
<ul style="list-style-type: none"> <li><b>Advertising Sign</b>, nominated as Group B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area that are associated with a non residential use that was existing on the site prior to the commencement of the Planning Scheme and is not a Third Party Sign or a Flashing Sign.</li> </ul>	Signage Code
<ul style="list-style-type: none"> <li><b>Operational work for excavation or filling</b></li> </ul>	Filling or Excavation Code; and Steep or Unstable Land Code
<ul style="list-style-type: none"> <li><b>Operational work for Reconfiguring a Lot</b></li> </ul>	Reconfiguring a Lot Code; and External Works and Servicing Code
<ul style="list-style-type: none"> <li><b>Reconfiguring a Lot</b>, where no additional allotments are created or where additional allotments are created, all resulting allotments have an area not less than the minimum stated in Tables 1-5 of the Norman Road Residential Area Code based on their location.</li> </ul>	Reconfiguring a Lot Code; and Norman Road Residential Area Code
<b>Impact Assessable</b>	
<ul style="list-style-type: none"> <li><b>Reconfiguring a Lot</b>, where additional allotments are created and one or more resulting allotments is less than the minimum stated in Tables 1-5 of the Norman Road Residential Area Code based on their location.</li> </ul>	
<ul style="list-style-type: none"> <li><b>Advertising Sign</b>, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area.</li> </ul>	
<ul style="list-style-type: none"> <li><b>Advertising Sign</b>, being a Third Party Sign or a Flashing Sign.</li> </ul>	





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**NORMAN ROAD RESIDENTIAL AREA**  
**Precinct 1 – Environmental Precinct**  
**Norman Road Environmental Constraint**

**Material Change of Use / Building Work**

Development Type	Primary Code(s)
<b><u>Self Assessable</u></b> <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>	
• <b>Home Occupation</b>	Home Occupation / Home Based Business Code
• <b>House</b>	House Code
• <b>Outdoor Sport and Recreation</b> , on land designated as Public Open Space on the Norman Road Residential Area Map and where not an ERA	Sports and Recreation Code
• <b>Special Needs Accommodation Building</b>	House Code
<b><u>Code Assessable</u></b> <i>For advice on all the codes applicable, refer to section 5.1 to 5.3 of this Planning Scheme.</i>	
• <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> , on land designated as Public Open Space on the Norman Road Residential Area Map	Caretakers Residence Code
• <b>House</b> , when not self assessable development	House Code
<b><u>Impact Assessable</u></b> <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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### NORMAN ROAD RESIDENTIAL AREA

#### Precinct 1 – Environmental Precinct

#### Norman Road Environmental Constraint

#### 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 Environmental Protection Area 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 Environmental Protection Area that is;
  - (a) not complying with all the relevant Acceptable Solutions listed in the Signage Code and is not a Third Party Sign or a Flashing Sign; or
  - (b) a Freestanding Sign.
 Signage Code
- **Advertising Sign**, nominated as Group B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Environmental Protection 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. 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 not less than the minimum stated in Tables 1-5 of the Norman Road Residential Area Code based on their location. Reconfiguring a Lot Code; and Norman Road Residential Area Code

#### Impact Assessable

- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than the minimum stated in Tables 1-5 of the Norman Road Residential Area Code based on their location.
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Environmental Protection Area.
- **Advertising Sign**, being a Third Party Sign



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or a Flashing Sign.

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**NORMAN ROAD RESIDENTIAL AREA**  
**Precinct 2 – Environmental Precinct**  
**Norman Road Slope Constraint**

**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 Norman Road Residential Area Map and where not an ERA	Sports and Recreation Code
• <b>Special Needs Accommodation Building</b>	House Code

**Code Assessable**

*For advice on all the codes applicable, refer to section 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> , on land designated as Public Open Space on the Norman Road Residential Area Map	Caretakers Residence Code
• <b>House</b> ,	House Code; and Norman Road Residential 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>	



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### NORMAN ROAD RESIDENTIAL AREA

#### Precinct 2 – Environmental Precinct

#### Norman Road Slope Constraint

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

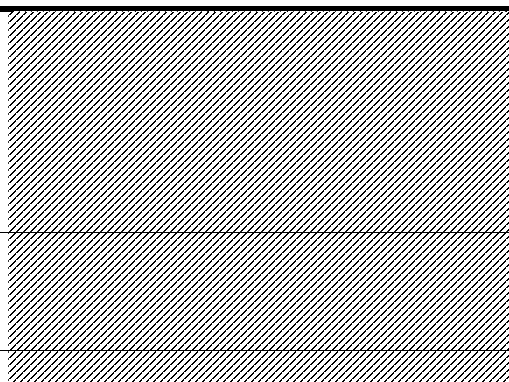
#### Code Assessable

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 Environmental Protection Area that is;
  - (a) not complying with all the relevant Acceptable Solutions listed in the Signage Code and is not a Third Party Sign or a Flashing Sign; or
  - (b) a Freestanding Sign.
 Signage Code
- **Advertising Sign**, nominated as Group B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Environmental Protection 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. 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 not less than the minimum stated in Tables 1-5 of the Norman Road Residential Area Code based on their location. Reconfiguring a Lot Code; and Norman Road Residential Area Code

#### Impact Assessable

- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than the minimum stated in Tables 1-5 of the Norman Road Residential Area Code based on their location.
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Environmental Protection Area.
- **Advertising Sign**, being a Third Party Sign



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or a Flashing Sign.

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

Norman Road  
Residential Area  
Rockhampton City Plan

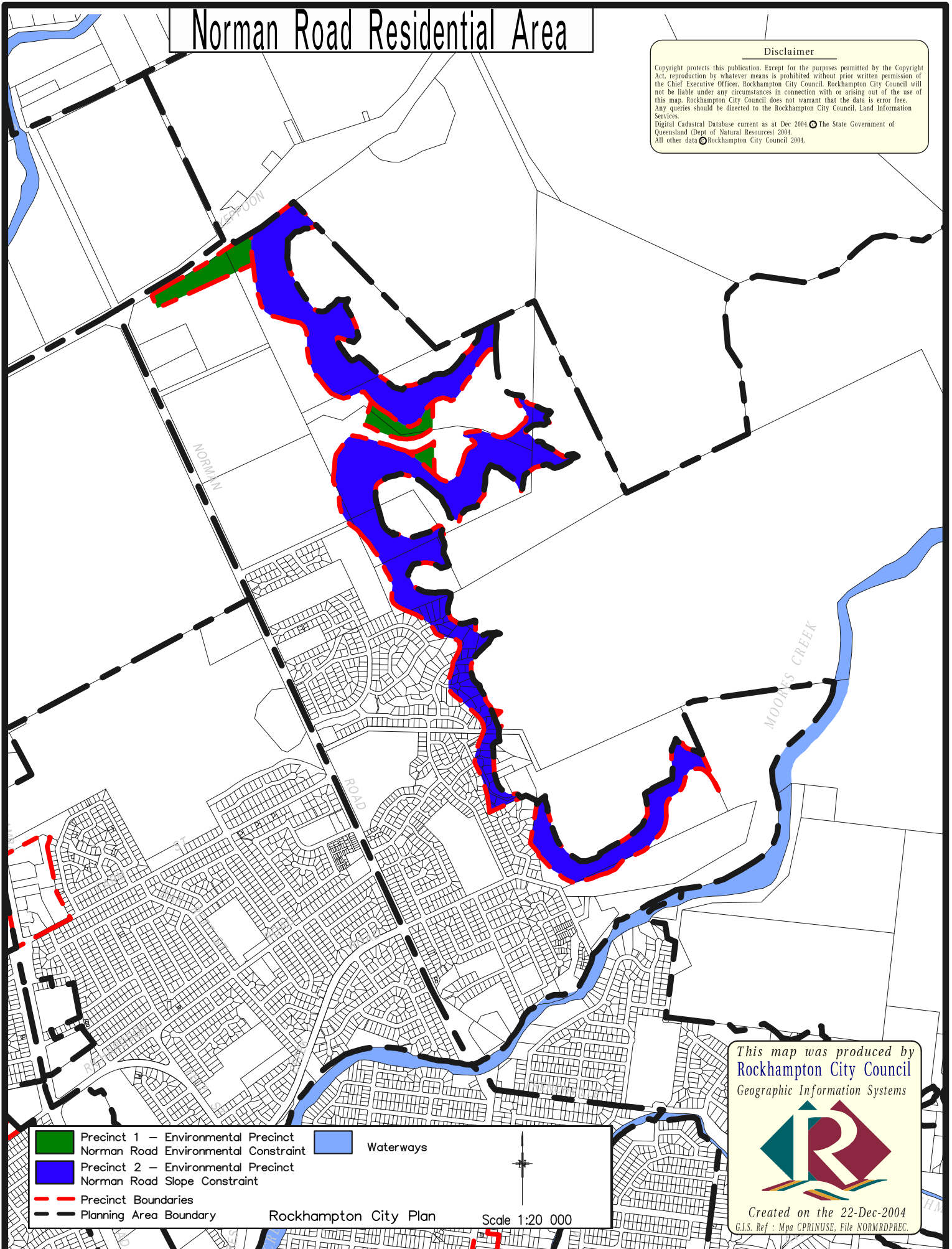
Scale 1:20 000



# Norman Road Residential Area

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