

## **NORTH ROCKHAMPTON CENTRE COMMERCIAL AREA**

### ***Description***

The North Rockhampton Centre Commercial Area is a triangular shaped area located in North Rockhampton at the juncture of Moores Creek Road and Musgrave Street / Yaamba Road. The centre is bound by Musgrave Street / Yaamba Road to the east; Moores Creek Road to the west; and High Street to the south. Moores Creek divides this Planning Area in two.

This Planning Area accommodates "Rockhampton Shopping Fair" which is located on the north side of the creek and "Kmart Plaza" which is located on the south side of the creek. However, there are also a number of other primarily commercial premises located on the perimeter of the Area, particularly with frontage to Aquatic Place, but also to Musgrave Street. Together, these businesses provide the largest concentration of commercial floorspace outside of the Central Business District (CBD).

Overall, this centre offers a traditional tenancy composition, including supermarkets, discount department and variety stores, and specialty shops, housing the most concentrated provision of retail within Rockhampton City. In addition to the provision of a number of retail outlets, there are a substantial number of financial institutions located within Rockhampton Shopping Fair, as well as some entertainment facilities, including cinemas located on separate pad sites adjacent to Rockhampton Shopping Fair. Significantly, there are also a number of dining facilities located in Aquatic Place, including fast food restaurants.

This centre provides the broadest range of higher order retail facilities in Rockhampton, offering opportunities for comparison shopping amongst a number of national anchor and speciality stores, as well as some entertainment facilities, which service the needs of not only Rockhampton City residents, but also the regional population. The centre is, therefore, best described as a large specialist sub-regional retail centre.

### ***Intent***

It is intended that the centre will continue to operate as a specialist sub-regional retail centre, to service the higher order comparison shopping needs of the residents of Rockhampton and the surrounding region. The centre is intended to have a retail focus with a full range of merchandise available offering opportunities for comparison shopping including discount department stores and supermarkets, as well as a full range of specialty shops, as outlined below.

It will incorporate limited community facilities and commercial premises (office activities) of primarily a local nature, except where it can be clearly demonstrated, without doubt, that the use cannot be located in the CBD, or where it will not undermine the regional business role and function of the CBD.



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However, these uses will not dominate the identity of the centre and will not become a destination in themselves. To this end, both commercial premises (office activities) and community uses will be limited in size, as outlined below. This will ensure that this centre does not duplicate the range of uses and services existing and intended in the CBD.

Uses within the specialist sub-regional retail centre may include:

- Supermarkets;
- Discount Department Stores;
- Department store/s;
- Variety stores;
- Discount variety store/s;
- Direct factory outlets;
- Specialist retailing;
- Cinema complex and family entertainment activities;
- Showrooms;
- Commercial premises (excluding office activities);
- Commercial premises (office activities) up to:
  - 2000m<sup>2</sup> GFA within Lot 100 CP 864562 (Rockhampton Shopping Fair); and
  - 1000m<sup>2</sup> GFA within Lot 240 LN 2285 and Lot 8 RP 612359 (K-Mart Plaza); and
  - 1000m<sup>2</sup> GFA within the balance of the Area;
- Service stations;
- Local community facilities less than 5,000m<sup>2</sup> GFA;
- District library;
- Restaurants (including food courts) / Take-away food stores up to a total of 1,500m<sup>2</sup> GLA on Lot 100 CP 864562 (Rockhampton Shopping Fair), Lot 200 LN 2285 and Lot 8 RP 612359 (K-Mart Plaza);
- Moores Creek public open space/recreational area; and
- Public transport interchange.

The range of gross lettable floor area in this centre is expected to be between 60,000m<sup>2</sup> to 70,000m<sup>2</sup>.

Existing development within this Planning Area has previously been constructed as stand-alone facilities with little connectivity provided between existing uses and buildings, with both Rockhampton Shopping Fair and Kmart Plaza designed as inwardly focused shopping centres, with little attention to their presentation to the surrounding street network or the creek. To improve the appearance of development within this Area and to improve the connectivity between uses and buildings within the Area, it is intended that all new development will be designed to incorporate the following design features:

- Outwardly focused towards the street and the creek;
- Minimal use of large blank walls which provide no visual relief;
- Carparking structures located away from street frontages, ensuring they do not dominate the street frontage;
- Existing and proposed developments linked by legible covered and uncovered walkways, for both pedestrians and cyclists, particularly developments located on either side of the creek;



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- Carparks within the Area linked to one another, to minimise pressure on the surrounding road network wherever possible;
- Landscaping treatment to enhance the appearance of development on the site and to provide shade in the carparking area; and
- Revegetation of the creek with appropriate species of plant, providing for public access along the creek.

Moore's Creek traverses this Planning Area, dividing it in two. Rehabilitation work has been undertaken on the creek, however, further rehabilitation work or contributions in lieu of the work, to restore the natural values of the creek will be required in any redevelopment of this centre. The incorporation and use of the creek as a natural landscape feature is, therefore, supported and encouraged for this Area. It is intended that future development in proximity to the creek will allow for public access along the creek, which may be incorporated in promenading along the creek.

It is also intended that any redevelopment of the centre will incorporate the provision of a public transport interchange, which is centrally located within this Area, close to one of the major entry / exit points into the Centre, designed to provide protection from the elements, and located to be both convenient and accessible to the public transport operators and the customers, to encourage its use.

Council's Carparking Strategy adopted by Council in 2003, recommended a rate of 5 spaces per 100m<sup>2</sup> GLA for Rockhampton Shopping Fair, described as Lot 100 on CP 864562. Surveys have revealed that this figure is only adequate to accommodate annual average demands. Consequently, Council may only allow additional development to occur on-site where the following can be demonstrated:

- Different land use types (e.g. retail showrooms) that generate a lesser demand for carparking;
- Provision of high quality public transport facilities integrated within the site;
- Proven carparking demand;
- Different hours of operation for different uses; and
- Quality pedestrian and vehicle connections between multiple sites for cross usage of parking supply.

Therefore, any request to allow additional development to occur on-site will be based on the abovementioned criteria, and will be prepared by a suitably qualified professional who will base the request on up-to-date information and surveys.

Given the location of the centre at the juncture of two main roads, 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.



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**Material Change of Use / Building Work**

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>Outdoor Sport and Recreation</b>, on land designated as Public Open Space on the North Rockhampton Centre Commercial Area Map and where not an ERA</li> </ul>	Sports and Recreation 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>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>, on land designated as Public Open Space on the North Rockhampton Centre Commercial Area Map</li> </ul>	Caretakers Residence Code
<ul style="list-style-type: none"> <li><b>Restaurant</b>, excluding on Lot 100 CP 864562 (Rockhampton Shopping Fair), and Lot 240 LN 2285 and Lot 8 RP 612359 (K-Mart Plaza).</li> </ul>	Activity Centre Code
<ul style="list-style-type: none"> <li><b>Shop</b></li> </ul>	Activity Centre Code
<ul style="list-style-type: none"> <li><b>Showroom</b></li> </ul>	Activity Centre Code
<ul style="list-style-type: none"> <li><b>Take-away Food Store</b></li> </ul>	Activity Centre Code
<b>Impact Assessable</b>	
<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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**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

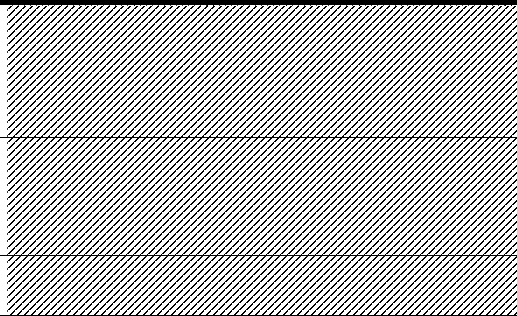
**Code Assessable**

*For advice on all the codes applicable, refer to section 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 1000m<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 1000m<sup>2</sup>
- **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.



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	Waterways
	Planning Area Boundary
	Major Roads
	Q100 Flood
	Public Open Space

**North Rockhampton Centre Commercial Area**  
Rockhampton City Plan  
Scale 1:5000

