

PARK AVENUE INDUSTRIAL AREA

Description

The Park Avenue Industrial Area is located immediately south of the Splitters Creek Residential Area and is bound by Park Street and the rear of properties fronting Knight Street to the north; Moores Creek Road to the east; and Horace Street and the Fitzroy River to the south; the area is dissected by the North Coast Railway Line.

The character of the Area is primarily industrial, with some residences located in the Area, particularly along Glenmore Road. The industrial activities in this Area service the consumption based, service and industrial needs of Rockhampton residents. This area is viewed as a mature industrial complex that has been operating within the urban structure for many years. In addition, there are a number of larger land holdings in the Area that have remained vacant and have not been developed for industrial activities. These vacant properties are located on the fringe of the Area, east of the railway line and north east adjacent the Fitzroy River.

This Area is adjacent residential development on Park Street and an exceptional degree of tolerance has been shown in the past, in the amenity conflict between the two land uses.

The land in this Area is flat, however, the land adjacent to the Fitzroy River is subject to flooding as shown on the Area Map.

Intent

The intent of the Park Avenue Industrial Area is to provide opportunities for the ongoing operation of the industrial activities in the Area, while at the same time minimising impacts from industrial land uses, such as noise or light emissions, to a level that is in keeping with the intent of the adjoining residential areas, to the north and south of this Area. The historic zoning of the Area has resulted in a core of medium impact industries, which include the Rockhampton Regional Council Works Depot and Workshop premises, and this pattern in the Area is intended to continue.

The existing Medium Impact Industries located towards the centre of the Area would be difficult to relocate and therefore should remain. This core area is intended to be buffered from surrounding residential land uses by Low Impact Industrial uses. Thus, two (2) precincts have been identified in this Area, where two different levels of industrial impacts are acceptable to the host and the adjoining community. They are:

- Precinct 1 – Industrial Precinct – Park Avenue Low Impact Industry; and
- Precinct 2 – Industrial Precinct – Park Avenue Medium Impact Industry.



Industrial development has many unavoidable deleterious impacts on residential areas, such as excess lighting and visual degradation and this can be addressed in building and performance standards. The City Plan Codes identify measures to reduce excess lighting, visual degradation and other issues of excessive or intrusive emissions or impacts from industrial activities.

This industrial Area is located within close proximity to major arterial routes. Thus, traffic, including heavy vehicles and B-doubles, gain access to this Area via Glenmore Road and Knight Street, directly from the Fitzroy Bridge and Moores Creek Road, respectively. Heavy vehicles are intended to continue to use these roads as the access routes to and out of this Area. This will assist in alleviating the potential for conflict between industrial and residential activities, by reducing noise from traffic and conflict between road users.

This Area will not support the development of commercial or retail warehouse activities, which are more suitably located in the commercial areas already available for this purpose.

The Park Avenue Industrial Area is in a land locked situation, with residential development in close proximity, sometimes as close as across the road. For this reason, the Parkhurst Industrial Area was opened for industrial development post World War 2 and it is therefore intended to service a wide range of regional industrial activities that are beyond what is ever going to be possible in this Area.

PRECINCT 1 – INDUSTRIAL PRECINCT

PARK AVENUE LOW IMPACT INDUSTRY

Description

The Park Avenue Low Impact Industry Precinct is the land that surrounds the Medium Impact Industry Precinct, providing distance and separation between the Medium Impact Industry Precinct and the adjoining residential areas beyond Park and Horace Streets to the north and south of the Precinct, respectively. The development in this Precinct is located on the fringe of the Park Avenue Industrial Area, excluding land holdings identified as Medium Impact on Dooley Street, as identified on the Precinct plan map.

Intent

It is intended that this Low Impact Industry Precinct support the industrial activities of this Area, however, with minimal negative and detrimental impacts being experienced by the residential community in adjoining Areas. Industrial uses supported in this precinct are those that support industrial activity through servicing (including sales) of industrial goods and products; and industrial uses where impacts are managed, maintained and contained within the premises. For example, no emissions, such as noise, dust, light or visual degradation, are emitted beyond the property boundaries of the low impact industry premise. The proximity of this industrial precinct to residential development dictates that impacts must be kept low and carefully controlled. Hours of operation limited



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

to the day time would also be consistent with this intent but depending on impacts may not be a necessary requirement.

Existing industrial uses that are not low impact in their nature, but were lawfully established prior to the commencement of this planning scheme, can remain for the term of the viability of the use. However, any material change in the intensity or scale of the use caused by extensions, replacement or redevelopment of industrial premises in this Precinct, are to be consistent with the intent of the Low Impact Industry Precinct. New industrial development in this Precinct is recognised to occur, however, support is subject to the proposed industrial uses also demonstrating consistency with the intent of this Precinct.

Existing lawful training facilities in this Precinct that focus on training associated with an industrial type activity, are consistent with the intent of the Low Impact Industry Precinct. These training facilities however typically only accommodate training on how to operate machinery (e.g. bobcats, chain saws, etc.) or education / workshops for working on machinery / vehicles or engines. This training by its nature requires a larger area of land than training facilities in commercial areas, or emanates noise levels more akin to industrial areas.

Industrial uses that would constitute a material change in the intensity or scale of the use, beyond what would be reasonably expected by the host and surrounding community is not consistent with the intent of this Precinct. Some of the properties, due to their immediate proximity to non-industrial land uses, may be inhibited in the capacity to operate long hours including proposals to increase the scale of operations, be it size of building or product output.

There are a number of houses located in the precinct, along Glenmore Road. The ongoing use of these premises for non-industrial uses is recognised, but not consistent with the intent of the Precinct. The residential activities that have established lawfully have existing use rights and may remain in the Precinct, however, it is important to note the amenity of the Precinct is largely industrial, and thus, these premises should not expect a high residential amenity. Any extensions to these residential uses that would constitute a material change in the intensity or scale of the use, beyond what would be consistent with the intent of this Area and Precinct is not supported. Alternatively, any proposal to use these premises for an industrial activity, consistent with the intent of this Precinct and Area, is supported.

Ergon Energy operates various industrial activities within this Precinct such as a depot, warehouse and storage areas. These operations are consistent with the intent of this Precinct and any proposals for extensions or redevelopment are supported where consistent with the intent of this Precinct. This includes offices for example ancillary to the workshops, etc. However uses of a more commercial and corporate nature such as regional offices, call centres and the like are not consistent with the intent of the Precinct.

The land between the North Coast Railway Line and Knight Street has been used for industrial activities in the past as a North Rockhampton Depot for railway activities. With Queensland Rail currently consolidating land uses, it is intended that if these yards become vacant, Low Impact Industrial uses would



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

be supported on the site, provided they are consistent with the intent of the Precinct. This forms a link between the industrial activity east of Knight Street and the established industry west of the rail line.

This precinct includes the storage of flammable liquids (for example petroleum and petroleum products). The storage of flammable liquids is intended to relocate out of this Precinct away from residential development, to reduce the potential for harm, hazard or loss of life in a developed urban area.

A large parcel of land bound by Park Street to the north; Glenmore Road to the east; the Railway Line to the south; and the Fitzroy River to the west is currently vacant. It is intended this parcel of land be developed for Low Impact Industrial uses. The Precinct is not intended for development into residential land uses as it is:

- Subject to flooding;
- Directly adjacent an established industrial area; and
- Adjacent the section of Glenmore Road used as a heavy vehicle route for vehicles (including B-doubles) accessing this Industrial Area and the Parkhurst Industrial Area.



PRECINCT 2 – INDUSTRIAL PRECINCT
PARK AVENUE MEDIUM IMPACT INDUSTRY

Description

The Park Avenue Medium Impact Industry Precinct incorporates land used by Rockhampton Regional Council Depot and Workshops, and a National Bakery, and is bound by Dooley Street and the Railway Line.

Intent

The intent of the Medium Impact Industry Precinct is to retain Medium Impact Industry as the core activity in this precinct including the Rockhampton Regional Council Works Depot and Workshops and a National Bakery. This precinct is envisaged to be protected from surrounding residential development, and the potential for incompatible land use activities, by the Low Impact Industry uses surrounding the Precinct.

New industrial development in this Precinct is recognised to occur, provided it is consistent with the intent of the Precinct. However, extensions or redevelopment of industrial premises in this Precinct that would constitute a material change in the intensity or scale of the use, beyond what would be reasonably expected by the host and surrounding community, is not consistent with the intent of this Precinct. It is important to note that this Precinct does have a moderately higher threshold of tolerance to industrial impacts than the Low Impact Industry Precinct, as it is surrounded by industrial development and not residential activities.

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PARK AVENUE INDUSTRIAL AREA
Precinct 1 – Industrial Precinct
Park Avenue Low Impact Industry

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).

• Bulk Store	Industry Self Assessment Code
• Home Occupation	Home Occupation / Home Based Business Code
• Low Impact Industry	Industry Self Assessment Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Park Avenue Industrial Area Map and where not an ERA	Sports and Recreation Code
• Warehouse	Industry Self Assessment Code

Code Assessable

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

• Brothel	Prostitution Regulation 2000 Schedule 3 External Works and Servicing Code Landscape Code
• Building work at a Heritage Place	Heritage Place Code
• Building work for a Swimming Pool	Swimming Pool Code
• Bulk Store , when not self assessable development	Industrial Use Code
• Caretakers Residence	Caretakers Residence Code
• Emergency Services	Community Use Code
• Home Based Business	Home Occupation / Home Based Business Code
• Low Impact Industry , when not self assessable development	Industrial Use Code
• Restricted Premises	Restricted Premises Code
• Warehouse , when not self assessable development	Industrial Use Code

Impact Assessable

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



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PARK AVENUE INDUSTRIAL AREA

Precinct 1 – Industrial Precinct

Park Avenue Low Impact Industry

Operational Work / Reconfiguring a Lot

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).

- **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

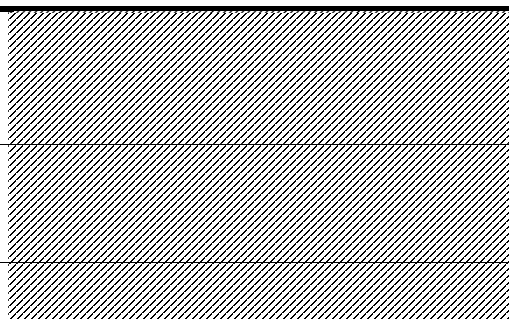
Code Assessable

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 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 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

PARK AVENUE INDUSTRIAL AREA
Precinct 2 – Industrial Precinct
Park Avenue Medium Impact Industry

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).

- | | |
|--|-------------------------------|
| <ul style="list-style-type: none"> • Outdoor Sport and Recreation, on land designated as Public Open Space on the Park Avenue Industrial Area Map and where not an ERA | Sports and Recreation Code |
| <ul style="list-style-type: none"> • Vehicle Depot | Industry Self Assessment 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"> • Brothel | Prostitution Act 1999 |
| <ul style="list-style-type: none"> • Building work at a Heritage Place | Heritage Place Code |
| <ul style="list-style-type: none"> • Building work for a Swimming Pool | Swimming Pool Code |
| <ul style="list-style-type: none"> • Caretakers Residence | Caretakers Residence Code |
| <ul style="list-style-type: none"> • Medium Impact Industry | Industrial Use Code |
| <ul style="list-style-type: none"> • Restricted Premises | Restricted Premises Code |
| <ul style="list-style-type: none"> • Vehicle Depot, when not self assessable development | Industrial Use Code |

Impact Assessable

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



ROCKHAMPTON CITY PLAN

PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

PARK AVENUE INDUSTRIAL AREA

Precinct 2 – Industrial Precinct

Park Avenue Medium Impact Industry

Operational Work / Reconfiguring a Lot

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).

- **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

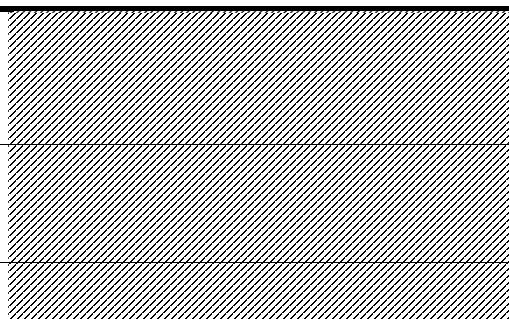
Code Assessable

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 no additional allotments are created or where additional allotments are created, all resulting allotments have an area of 2000m² 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 2000m²
- **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.



This map was produced by
Rockhampton City Council
Geographic Information Systems



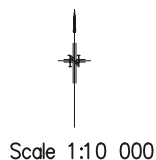
Created on the 22-Dec-2004
G.I.S. Ref : Mpa CPRINUSE, File PARKAVEIA

Disclaimer

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

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

Park Avenue
Industrial Area
Rockhampton City Plan



Scale 1:10 000

Park Avenue Industrial Area

This map was produced by
Rockhampton City Council
Geographic Information Systems



Created on the 22-Dec-2004
G.I.S. Ref : Mpa CPRINUSE, File PKAVEPREI

