

PARKHURST EAST RESIDENTIAL AREA

Description

The Parkhurst East Residential Area is the northern most built-up Residential Planning Area in the City, and located north of the Rockhampton Yeppoon Road turn-off. It is bound by Yaamba Road to the west; Olive Street to the north; Norman Road and Boundary Road to the east; and the Rockhampton Yeppoon Road to the south. Limestone Creek dissects this Planning Area in two.

The Area accommodates residential development in the form of houses, including temporary residential accommodation in the form of three (3) caravan parks with associated tourist accommodation and infrastructure. There are a variety of other non-residential uses located in the Area, including the Heritage Village Tourism and Cultural Centre, State Government offices, the Parkhurst tavern, a service station, school, sporting facilities and open space.

Intent

It is intended that the Parkhurst East Residential Area continue to accommodate primarily houses, with undeveloped land within the Area developed for this purpose in the future, as demand dictates. More intense forms of residential development such as multi-unit development, is inconsistent with the intent for the Area, with this form of development encouraged in other parts of the City. However, duplex development is compatible, as long as it does not proliferate, and does not compromise the primary residential character of the Area, which is houses on individual allotments.

Whilst there are some commercial uses located along Yaamba Road, it is not intended that additional commercial uses will be provided or that existing uses will be expanded. The only exceptions will be:

- (a) expansion at the Parkhurst tavern in response to residential population increases in the Area;
- (b) one (1) new Service Station within the Area that has a frontage to Yaamba Road, and
- (c) one (1) Local Shopping / Neighbourhood Centre that has a maximum Gross Floor Area of 1000m², does not have a frontage to Yaamba Road and is able to service the convenience needs of the residents within the Area instead of relying on passing highway trade.

For a period of five (5) years from the commencement day of this planning scheme, items (b) and (c) above are limited to being approved and commencing only on Lot 14 SP 156086 and in any other location during that time is to be taken to be inconsistent with the Intent for this Area. After that time, consideration will be given to other locations in the Area. However, to remove any doubt, a service station or a local shopping / neighbourhood centre that does not comply with the criteria included in (b) and (c) above, is inconsistent with the intent for the Area.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

The existing caravan parks and tourist accommodation facilities are appropriately located at the entry point to the City, along Yaamba Road. Some opportunities exist for land fronting onto the eastern side of Yaamba Road, given its location at the entrance into the City from the north and the intent of creating an attractive entrance into the City by having development addressing Yaamba Road and not backing onto it. As a result, residential uses in the form of a motel or a caravan / cabin park fronting onto the eastern side of Yaamba Road are consistent with the intent for this Area. This is however provided they extend predominantly across the frontage of the land to Yaamba Road and not in an easterly direction into the Area and are of a high standard of design and well landscaped. Should the caravan parks and tourist accommodation facilities cease to operate in the future, then in accordance with the intent for the Area, the sites will be developed for residential purposes. However, residential developments in the Area will not be designed with allotments backing on to Yaamba Road. Future residential development will be separated from Yaamba Road by a significant landscaped buffer / open space area. A substantial buffer will also be provided between the service station on Yaamba Road and new residential development.

The Rockhampton Heritage Village located on Yaamba Road is a major tourist attraction and conference facility / reception centre for the City. It is also used for events such as markets. The continued use of the facility for these purposes is consistent with the intent for the Area and is encouraged, as is the expansion of this facility.

The State Government offices located in this Area, on the corner of Rockhampton Yeppoon Road and Yaamba Road, include the Department of Primary Industries and the Environmental Protection Agency. The Department of Primary Industries (Lot 207 LN1609) has been designated as "*Community Infrastructure – To accommodate government functions*" by the Minister for Primary Industries, in accordance with the *Integrated Planning Act 1997*. The Community Designation site is contained within this Area and is illustrated on the second Area Map. Should this Community Designation cease to have effect, further development on this site will be subject to the provisions of the Assessment Table for this Planning Area, which identifies offices and conference / function facilities as impact assessable development if the development proposed is a material change of use.

Unlike the Department of Primary Industries site (Lot 207 LN1609), the Environmental Protection Agency site (Lot 102 LN2378) does not have a community designation but is instead located on the Limestone Creek Conservation Park under the *Nature Conservation Act 1992*. For this reason the whole of the allotment is identified as Public Open Space. However it is recognised that part of the land is used to accommodate the office, research, planning, information distribution and management responsibilities and functions of the Environment Protection Agency. The continued use of the land for these purposes is consistent with the intent of this Area provided that there is no material increase in the intensity or scale of the use or the commencement of new uses. To remove any doubt, building works to better accommodate the existing use on the site either within the existing buildings or linking them is not a



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

material change of use. In the longer-term when building space is no longer available on the site, it is anticipated that the office components of this use will relocate to a more appropriate Area within the City such as the Central Business District.

There are some community / educational uses and sporting facilities located in the Area, including the Parkhurst State School, a childcare centre, a hall, tennis and horse riding facilities. The expansion of existing community / recreation use category uses and the provision of additional community / recreation use category uses will be assessed on their merits. These uses will only be consistent with the intent for the Area where it can be demonstrated that they will not have a detrimental impact on residential amenity. Amongst other things, community / recreation use category uses will need to demonstrate that:

- Sufficient carparking can be provided on site;
- Buildings will not adversely overshadow or overlook adjacent residential dwellings; and
- The hours of operation of the use or the placement of facilities will not disturb the residential amenity of surrounding residents.

Access points into this Area off Yaamba Road will be minimised. Where possible, shared access will be provided, and existing roads used to access new development, including new subdivisions. North-south road linkages should also be provided through this Area, minimising the reliance on Yaamba and Norman Roads for internal vehicular movements. It is also desirable to link existing and new open space areas and parks.

A portion of this Area shares a common boundary with the *Yeppoon Road Corridor Environmental Protection Area*, which contains land that has been identified as bushfire prone. Consequently, particularly those property owners / residents whose property shares a common boundary with the adjoining *Yeppoon Road Corridor Environmental Protection Area* have a duty of care to implement measures on an ongoing basis that reduce the risk of bushfire on their 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 Limestone 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.



PARKHURST EAST RESIDENTIAL AREA

Material Change of Use / Building Work

Development Type

Primary Code(s)

Self Assessable

The following uses are Self Assessable development

ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

<i>only when complying with all of the relevant Acceptable Solutions contained within the Applicable Primary Code(s).</i>	
• Home Occupation	Home Occupation / Home Based Business Code
• House	House Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Parkhurst East Residential Area Map and where not an ERA	Sports and Recreation Code
• Special Needs Accommodation Building	House Code
Code Assessable	<i>For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.</i>
• Building work at a Heritage Place	Heritage Place Code
• Building work for a Swimming Pool	Swimming Pool Code
• Caretakers Residence	Caretakers Residence Code
• Home Based Business	Home Occupation / Home Based Business Code
• House , when not self assessable development	House Code
• Small Lot House	Residential - Small Lot 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

PARKHURST EAST RESIDENTIAL AREA

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 a Residential 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 Residential 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 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. Signage Code

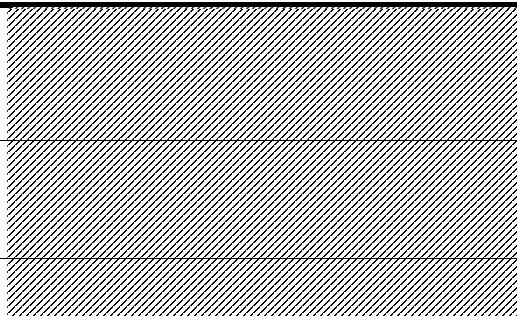
- **Operational work for excavation or filling** Filling or Excavation Code; and Steep or Unstable Land Code

- **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 600m² 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 600m²
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.

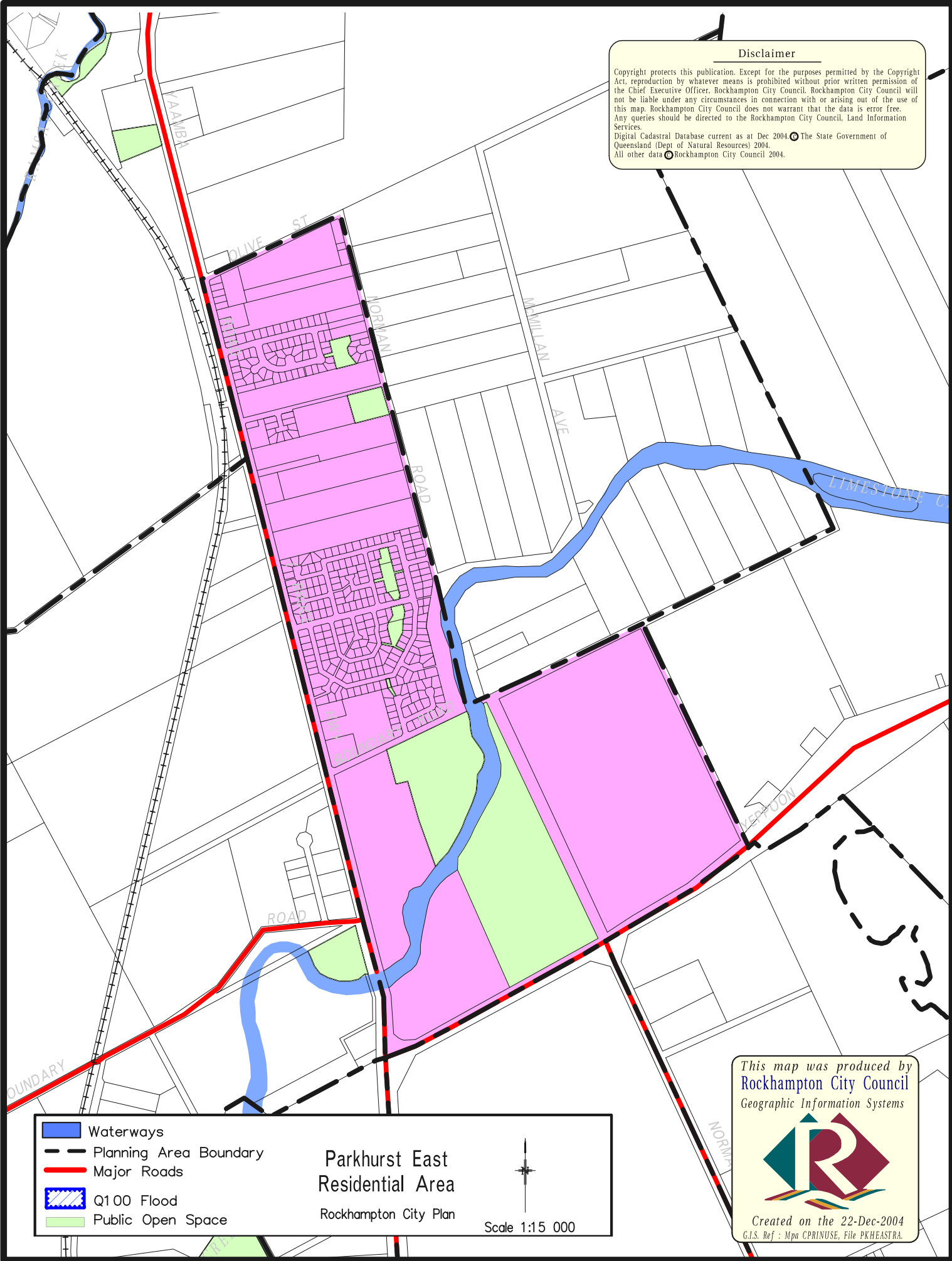


CHAPTER 4
PARKHURST EAST RESIDENTIAL AREA



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

**Parkhurst East
Residential Area**
Rockhampton City Plan

Scale 1:15 000

This map was produced by
Rockhampton City Council
Geographic Information Systems







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

Parkhurst East Residential Area

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.




-  Community Designation
-  Waterways
-  Precinct Boundaries
-  Planning Area Boundary

Rockhampton City Plan



Scale 1:15 000

This map was produced by
 Rockhampton City Council
 Geographic Information Systems



Created on the 23-Dec-2004
 GIS Ref: N:\GCR\GIS\FI\PERFEREC