

PARKHURST RURAL AREA

Description

The Parkhurst Rural Area is an elongated rural area located adjacent to the Fitzroy River in north-west Rockhampton. As a consequence of its proximity to the Fitzroy River, parts of the Area are subject to flooding. The Area is bound by Ramsay Creek to the north; the Parkhurst Future (Post 2015) Residential Area, the Parkhurst Industrial Area, and the Splitters Creek Residential Area to the east; and the Fitzroy River to the south and west.

The land in this Area is sparsely settled and generally used for rural purposes, including the stabling of horses. Other non-residential uses in the Area include the golf club, known as the Capricorn Country Club, parks, a boat ramp, the Fitzroy Canoe Club, Glenmore Homestead, and Rockhampton's water treatment operations including the offices of Fitzroy River Water.

Some residential subdivision and development has occurred in the northern portion of this Area in the past, where the land is generally steeper and flood free. Additional land in this location has also been identified as suitable for residential subdivision and development. This land forms a separate rural residential precinct.

In this location, the Fitzroy River is a storage area for the Rockhampton water supply, being upstream of the barrage. Limestone Creek runs in a westerly direction into the Fitzroy River through this Area, and Splitters Creek also flows into the Fitzroy River through this Area.

Intent

It is intended that the Area retain its rural character, consequently, it is not intended that land in the Area be subdivided and developed for urban purposes, except for land identified in the Residential Precinct, known as the Parkhurst Rural Residential Precinct. Existing allotments may be developed with a house, and duplex development will be consistent with the intent for the Area (except within the Parkhurst Rural Residential Precinct), where the dwelling units are detached from one another and located at least 100m apart. However, other forms of multi-unit dwelling development, along with both industrial uses and commercial uses (except a nursery / garden centre which is located outside the Parkhurst Rural Residential Precinct), are not consistent with the intent for the Area.

It is intended to retain the rural character of the Area to:

- Protect against loss of property, given that much of the area is liable to inundation from flooding;
- Retain the landscape character of the Area in terms of the broad acre rural edge adjacent to the Fitzroy River and the City;
- Maintain the viability of the adjoining *Parkhurst Industrial Area* (including its capacity to accommodate medium or high impact

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- industry), by ensuring that no intensification or encroachment of residential development jeopardises current or future industrial uses;
- Maintain low density / broad acre development adjacent to Rockhampton City's water treatment plant;
 - Provide flood plain capacity for floodwater flow and storage in times of flood, given that part of the Area is either identified as floodway low hazard or flood storage low hazard; and
 - Maintain water quality upstream of the Fitzroy barrage as Rockhampton City's main water supply.

The potential for the normal urban subdivision (Reconfiguring a Lot) of land in this Area is further limited by:

- The lack of trafficable, flood free access for most of the Area;
- The lack of urban services such as water supply and sewerage;
- The remoteness of normal urban services; and
- The suitability of preferred locations for residential growth in the City.

Low impact uses such as non-intensive rural uses, stables, plant nurseries, or sport and recreation uses may be consistent with the intent for the Area, where it can be demonstrated that the type and scale of the development proposed is compatible with, and will maintain the rural character of the Area as previously described, also having regard to the abovementioned constraints.

Rockhampton's water treatment operations, including the offices of Fitzroy River Water are intended to remain at their current location, and will expand as necessary to meet the demands of the City. The Area also accommodates one of the City's boat ramps, which is intended to remain.

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 and that they do not compromise the rural character of the Area, having regard to the character elements previously mentioned. 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.

Glenmore Homestead is located in this Area between Belmont Road and the Fitzroy River and was the first settlement in the Area, east of the Fitzroy River. The original buildings still exist on the site and have been registered under the *Queensland Heritage Act 1992*. The ongoing use and intensification of this site as a tourist attraction and a venue for functions is consistent with the intent of this Area.

Riparian corridors adjacent to all Council's waterways will be protected from development. In this instance, it applies to development adjacent to



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Limestone Creek, Ramsay Creek, Splitters Creek, and the Fitzroy River 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.

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PRECINCT 1 – RESIDENTIAL PRECINCT

PARKHURST RURAL RESIDENTIAL

Description

This Precinct includes land already developed with houses and additional land suitable for rural residential development, generally located in the northern portion of this Precinct, in the vicinity of Belmont Road.

Intent

It is intended that the Parkhurst Rural Residential Precinct be developed for houses only. All allotments will be required to be connected to Council's water and sewerage network. Other forms of more intense residential development are not consistent with the intent for the Precinct.

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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).

• Farming	Rural Use Code
• Forestry	Rural Use Code
• 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 Rural Area Map and where not an ERA	Sports and Recreation Code
• Stable	Stables Code

Code Assessable

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

• 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

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.	

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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 Rural 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 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 Rural 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 Rural Area that are associated with a 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 10 hectares 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 10 hectares
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Rural Area.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.

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Precinct 1 – Residential Precinct

Parkhurst 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).

• 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 Rural Area Map and where not an ERA	Sports and Recreation Code
• Special Needs Accommodation Building	House Code

Code Assessable

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

• 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

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.	



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Precinct 1 – Residential Precinct

Parkhurst Rural Residential

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 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 additional allotments are created, in accordance with rezoning approval R7/96 on Lot 1 RP 617602 or Lot 2 RP 612817. Reconfiguring a Lot Code

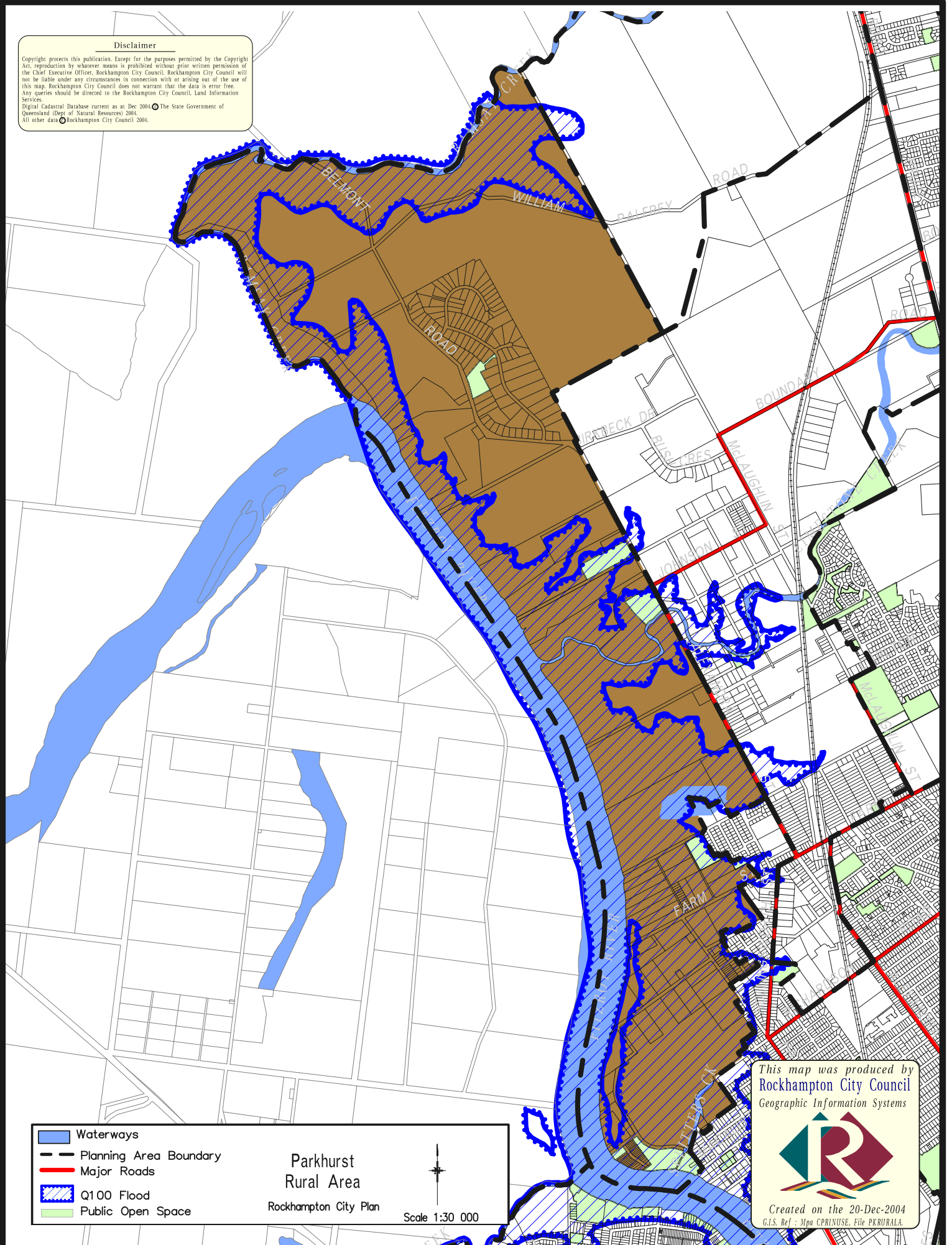
Impact Assessable

- **Reconfiguring a Lot**, where not Code Assessable development
- **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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- Waterways
- Planning Area Boundary
- Major Roads
- Q100 Flood
- Public Open Space





Parkhurst
Rural Area
Rockhampton City Plan

Scale 1:30 000

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-  Precinct 1 – Residential Precinct
-  Waterways
-  Precinct Boundaries
-  Planning Area Boundary

Rockhampton City Plan

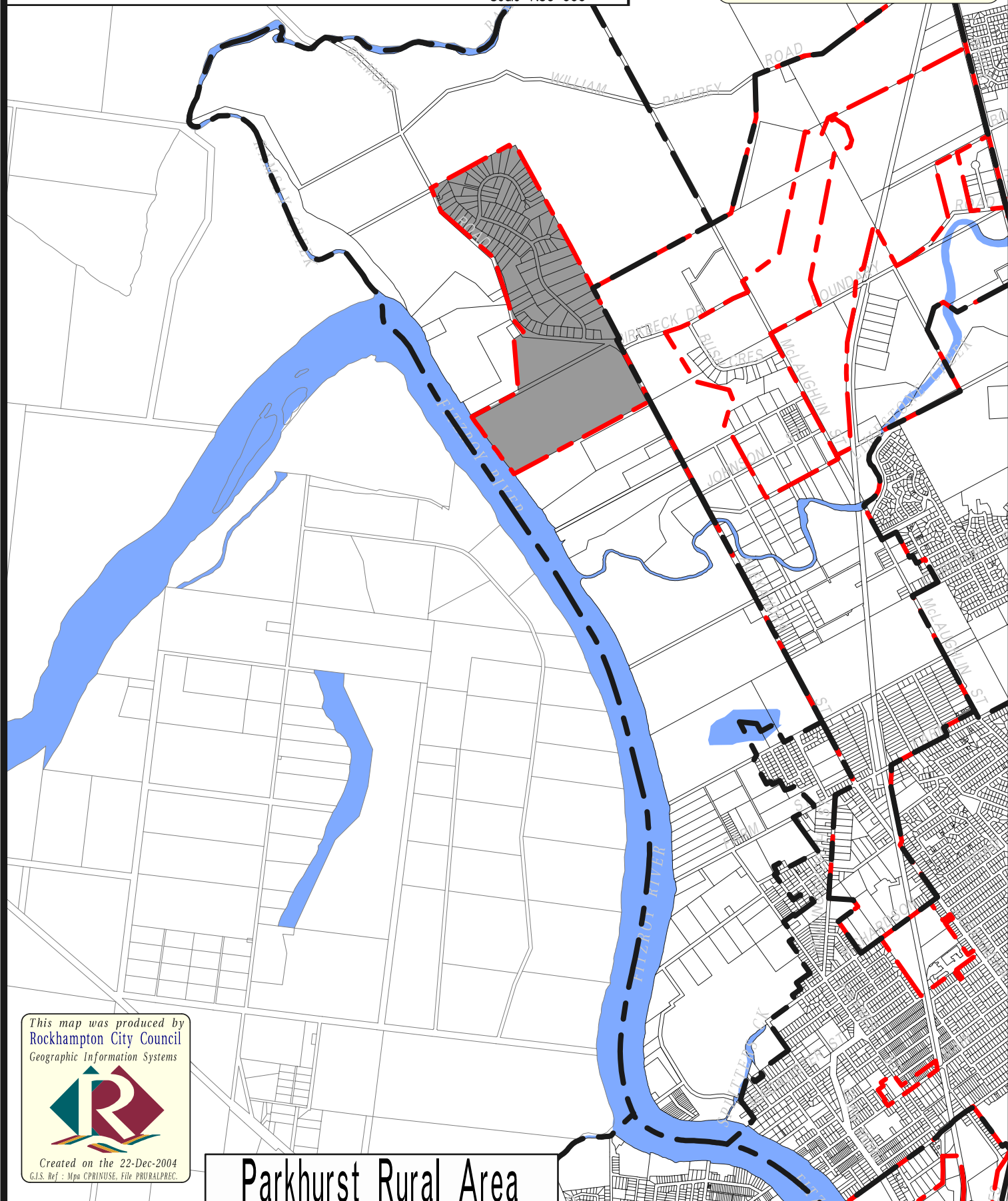
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Parkhurst Rural Area