

INNER CITY NORTH RESIDENTIAL CONSOLIDATION AREA

Description

The Inner City North Residential Consolidation Area is bound by North Street, the Fitzroy River, the Central Business District Commercial Area and George and Archer Streets. The City's north-south rail line also traverses this Area.

Part of the Area is located adjacent to the Fitzroy River and forms a separate Precinct. Compared to the remainder of the Area this Precinct contains more motel accommodation and commercial uses. It also accommodates the Pilbeam Theatre and Art Gallery.

The Area generally has a mixed-use character, accommodating a range of different land uses, dominated by residential development. There are a number of motels located within this Area, particularly along Albert Street, but few other types of residential development, such as multi-unit dwellings. Otherwise, there are some non-residential uses dispersed throughout the Area, particularly along Albert and Bolsover Streets.

Intent

This Area is well suited to accommodate an increased density and variety of housing, such as multi-unit dwellings. The Area is suitable for this purpose given its close proximity to employment, entertainment and services offered in the Central Business District.

Commercial uses are not consistent with the intent for this Area, given the availability of land in the Central Business District Commercial Area for this purpose, with the exception of some commercial uses along Albert Street. Albert Street, where it traverses this Area, is the only exception given that it is part of the National Highway and, therefore, is subjected to impacts associated with traffic and vehicle noise. Recognised as not ideal for all residential uses, land fronting Albert Street is, therefore, intended to be developed for accommodation units such as Motels or compatible commercial uses that are able to demonstrate a dependence on having a highway frontage. Commercial uses located along Albert Street are, therefore, limited to those that have:

- Products predominantly displayed outside of any enclosed building and are dependent on a high visibility for attracting customers or business and typically include the likes of a vehicle showroom; or
- Products predominantly displayed inside a building, consistent with the Showroom definition contained within this planning scheme, and dependent on a high visibility for attracting customers or business.

Other commercial uses along Albert Street that are consistent with the intent for the Area include those that predominantly service and support the broad range of needs of highway users, travellers or tourists and includes a restaurant, service station, car wash and the like.



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There are some existing community uses located within this Area. The expansion of existing community uses or the provision of additional community uses will be assessed on their merits. These uses will only be consistent with the intent of the Area where it can be demonstrated that they will not have a detrimental impact on residential amenity. Amongst other things, community 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.

This Area contains some of the City's traditional 'timber and tin' architecture, which contributes to the character of this part of Rockhampton. Accordingly, it is strongly encouraged and desirable that new development in this area be designed to reflect pre-war housing themes. This can be achieved in the materials that are used, with consideration given as much as possible to the use of verandahs to the street, roof pitch, scale and bulk to reflect the character of the Area.

The City's north-south rail line traverses this area and as a result any new development or the redevelopment of housing in the vicinity of the rail line is to take this into consideration and try to mitigate its impacts. This presence of this infrastructure may result in a reduced residential amenity, mainly associated with noise.

Another important feature of the Inner City North Residential Consolidation Area's character is the Fitzroy River. The River and its banks are an important feature and recreational asset of the City, which has potential for greater use and focus for the Rockhampton City community in the future. It is intended that the riverbank be used for a variety of recreational and entertainment pursuits, by residents and visitors alike. Where opportunities exist, walkway / pathway linkages will be extended to provide a linear trail along the Fitzroy River.



PRECINCT 1 – SPECIAL USE PRECINCT
INNER CITY NORTH CULTURAL

Description

This Precinct is bound by Victoria Parade and North, Alma and Cambridge Streets. It contains a range of uses including housing, motels, commercial uses and cultural / entertainment facilities.

Intent

It is intended that this precinct will be the focus of multi-storey residential development in the immediate future, orientated towards the Fitzroy River. Mixed-use developments with non-residential uses located only at ground level will also be consistent with the intent for this precinct where the non-residential uses are focused at supporting the consumptive or entertainment needs of residential development, including uses such as restaurants, take-away food stores and the like.

The presence of cultural facilities within this precinct such as the Pilbeam Theatre and the Art Gallery confirms that the development of additional cultural facilities is also appropriate in this precinct. Given the presence of these cultural facilities the development within this precinct of a convention centre and/or a residential hotel is also appropriate and consistent with the intent of the Precinct. Such a development would be encouraged to include ancillary commercial uses that are at a scale and size that do not compromise or fetter the primary intents of the precincts within the Central Business District Commercial Area (CBD). In particular, retail development in the form of shops will only provide boutique or convenience items aimed at servicing persons staying at the residential hotel and not at a scale, individually or combined, that would shift the retail focus from the CBD to this Area and Precinct.

While the maximum building height for the precinct is that shown on Planning Scheme Map 3, for a convention centre and/or residential hotel the Council would consider one (1) development of an increased height, where it can be demonstrated that the development would be a significant asset to the city and would represent a benefit to the community. Such a development would, however, be expected to make a significant contribution to the public space around the development by way of landscaping, public art, street and/or park furniture, undergrounding of power lines, the provision of public space within the development and the like.

This precinct is particularly appropriate for short-term residential accommodation, such as serviced apartments or motels, given its proximity to the Fitzroy River and the Central Business District. Any development will, however, need to be cognisant and responsive to the impacts caused by the railway line along the western side of the precinct and the highway that travels through the precinct, particularly in respect to noise.



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INNER CITY NORTH RESIDENTIAL CONSOLIDATION AREA

Material Change of Use / Building Work

Development Type	Primary Code(s)
Self Assessable	
<p><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></p>	
• Home Occupation	Home Occupation / Home Based Business Code
• House	House Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Inner City North Residential Consolidation 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 section 5.1 to 5.3 of this Planning Scheme.</i>
• Bed and Breakfast	Bed and Breakfast Code
• Building work at a Heritage Place	Heritage Place Code
• Building work for a Swimming Pool	Swimming Pool Code
• Caretakers Residence	Caretakers Residence Code
• Duplex	Multi Unit Dwelling, Accommodation Building and Duplex Code
• Home Based Business	Home Occupation / Home Based Business Code
• House , when not complying with all the relevant Acceptable Solutions listed in the House Code	House Code
• Multi Unit Dwelling	Multi Unit Dwelling, Accommodation Building and Duplex 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.	



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INNER CITY NORTH RESIDENTIAL CONSOLIDATION 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 Consolidation Area that are not a Third Party Sign, a Flashing Sign or a Free Standing Sign. Part A of the Signage Code

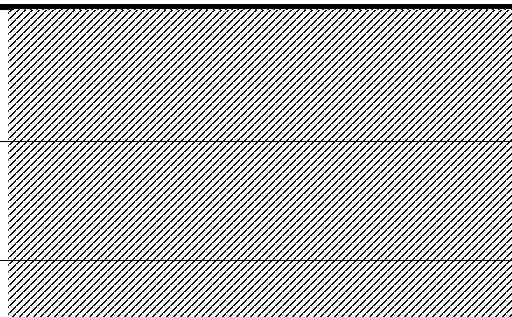
Code Assessable

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 Residential Consolidation 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 Consolidation 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
- **Operation 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 Consolidation Area.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



ROCKHAMPTON CITY PLAN
PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

INNER CITY NORTH RESIDENTIAL CONSOLIDATION AREA
Precinct 1 – Special Use Precinct
Inner City North Cultural

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), **and** when only involving minor building works.

• Community Facility	Commercial Code	Centres	Self	Assessable
• Emergency Services , when not on flood prone land	Commercial Code	Centres	Self	Assessable
• Market , on road reserve or land designated as Public Open Space on the Inner City North Residential Consolidation Area Map	Market Code			
• Restaurant , when not including a drive-through facility	Commercial Code	Centres	Self	Assessable
• Shop (where each Tenancy of the proposed use, including associated existing use if the proposed use is an extension of an existing use, occupies a total Gross Floor Area within the building or buildings on the site of no more than 250m ²)	Commercial Code	Centres	Self	Assessable

Code Assessable

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

• Accommodation Building	Multi Unit Dwelling, Accommodation Building and Duplex Code
• Bed and Breakfast	Bed and Breakfast Code
• Building work at a Heritage Place	Heritage Place Code
• Building work for a Swimming Pool	Swimming Pool Code
• Caretaker's Residence , when on land designated as Public Open Space on the Inner City North Residential Consolidation Area Map	Caretakers Residence Code; and Activity Centres Code
• Community Facility , when not self assessable development	Activity Centres Code
• Emergency Services , when not on flood prone land and not self assessable development	Activity Centres Code
• Multi Unit Dwelling	Multi Unit Dwelling, Accommodation Building and Duplex Code; and Activity Centres Code
• Restaurant , when not including a drive-through facility and not self assessable development	Activity Centres Code
• Shop , (where each Tenancy of the proposed use, including associated existing use if the proposed use is an extension of an existing use, occupies a total Gross Floor Area within the building or buildings on the site of no more than 250m ²), when not self assessable development	Activity Centres 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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CHAPTER 4
INNER CITY NORTH RESIDENTIAL CONSOLIDATION AREA



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PLANNING SCHEME FOR THE CITY OF ROCKHAMPTON

INNER CITY NORTH RESIDENTIAL CONSOLIDATION AREA

Precinct 1 – Special Use Precinct

Inner City North Cultural

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 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 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 Commercial 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
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 G.I.S. Ref. : Map COUNCIL FIRM INNERCITY

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Waterways

Planning Area Boundary

Major Roads

Q100 Flood

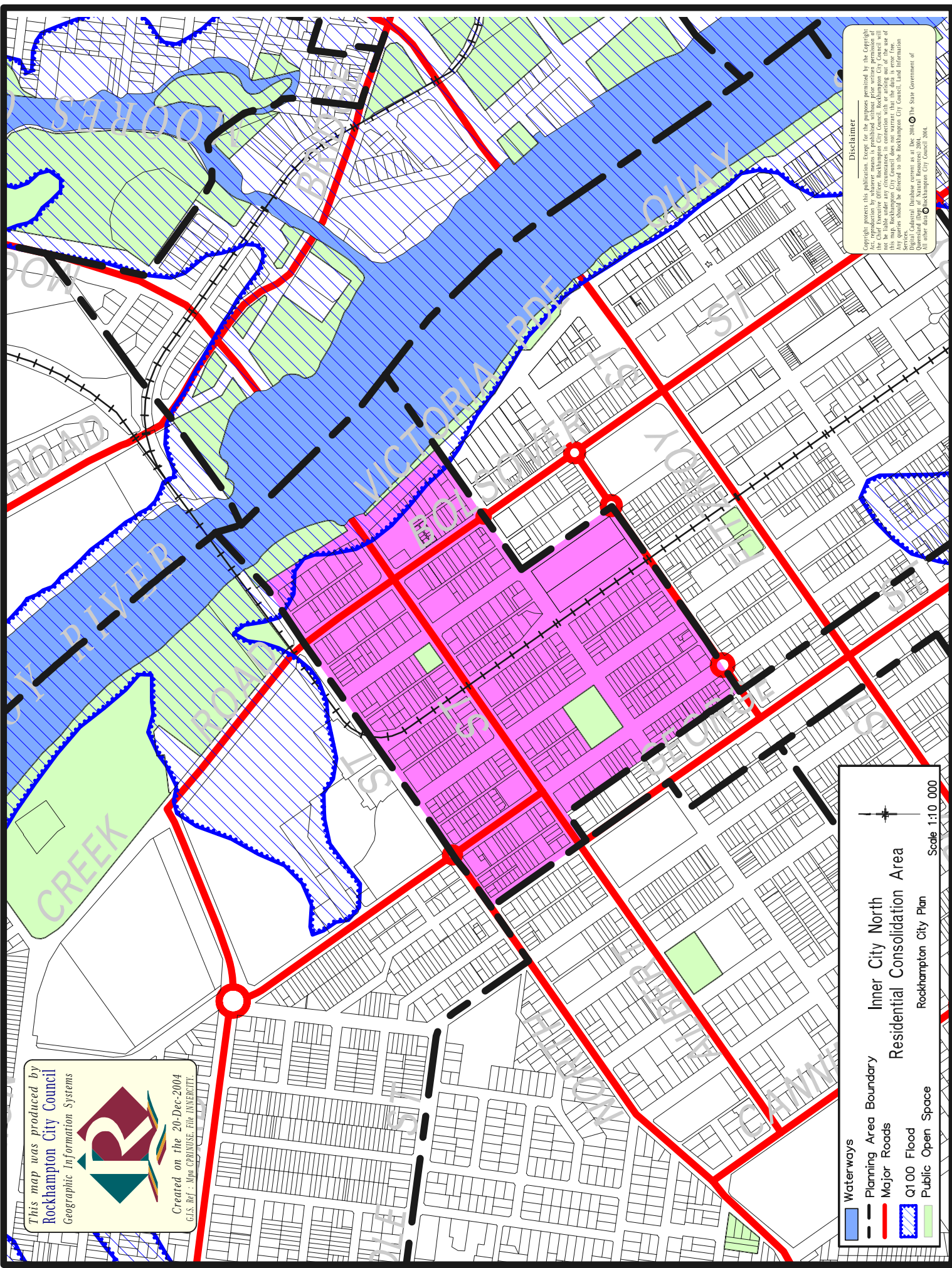
Public Open Space

Inner City North

Residential Consolidation Area

Rockhampton City Plan

Scale 1:10,000



Inner City Residential Consolidation Area

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Created on the 22-Dec-2004
GLS Ref: 3. NW CPINUSE, FID INCTPREC.



Precinct 1 – Special Use Precinct
Inner City North Cultural

Waterways

Precinct Boundaries

Planning Area Boundary

Rockhampton City Plan

Scale 1:10 000

