

SOUTH ROCKHAMPTON RURAL AREA

Description

The South Rockhampton Rural Area is located on the southern perimeter of the City, adjoining the former Fitzroy Shire Council. The Area is bound by Lion Creek, Gavial Creek, and Scrubby Creek, which define Rockhampton City Council's boundary with the former Fitzroy Shire, and adjoining planning Areas to the north.

The land is all severely flood prone, and is identified as a major floodplain of the Fitzroy River. Accordingly, the land is designated as "Floodway High Hazard".

The majority of land in this Area is used for agricultural purposes, and divided into a variety of allotment sizes. The primary use of the land is for grazing livestock, however, some land is also used for cropping. Whilst there are concentrations of residential development on smaller allotments in this Area, particularly in proximity to Gracemere, the Area generally retains a rural character. There are few other uses located throughout the Area.

Intent

It is intended that the Area continue to be used for agricultural purposes, including grazing livestock, and cropping. The Area is unsuitable for other forms of development as the majority of land is subject to flooding, with some parts far more prone to flooding than others. However, intensive rural activities such as feed lots will not be supported in this Area, given its proximity to built-up residential areas; the capacity of the land to flood; and the potential degradation of the ecological assets in this Area.

The only other uses consistent with the intent of the Area, include low impact uses such as rural activities, and outdoor sport and recreation uses. These uses are only consistent with the intent of the Area, where it can be demonstrated that the following impacts have been adequately addressed:

- Flooding (including impediments to the flow of flood waters);
- Stormwater quality;
- The maintenance of the rural character and amenity; and
- Noise, light and traffic impacts, particularly associated with outdoor sport and recreation uses.

No other development, including commercial and industrial development, is consistent with the intent of the Area. Any structures in this location have the potential to impede the flow of water across the land, which is undesirable. Commercial uses seeking highway exposure are more desirably located in the "South Rockhampton Highway Commercial Area", and industrial uses requiring large parcels of land to operate, are more desirably located at Parkhurst. Residential uses, including Reconfiguring a Lot, which creates additional allotments or residential sized allotments, are not consistent with the intent of



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the Area either. In fact, wherever possible, smaller land parcels will be encouraged to amalgamate into consolidated larger land parcels. As this is a rural area, there should be limited need for additional houses, however, where a need can be demonstrated, the land will be flood free and flood free access will be available to the land.

Any development in proximity to the Airport runway will also be required to ensure that the operation of the Airport is not compromised by the development. Elements of development which may compromise the operation of the Airport, include the height of buildings or structures, lighting, and the potential of the development to attract bird life.

This Area also forms an important rural edge and entry point to the City, providing a defined limit between the built-up areas of the City and the City boundary. This is an important landscape character element on the southside of Rockhampton, for visitors and residents alike, as two major State Highways, namely the Capricorn Highway and the Bruce Highway, meet in this location. The south eastern part of the Area is particularly attractive and provides some excellent examples of the character and amenity of the Area that is sought as depicted in the images below, that include part of the bower of trees that Fairy Bower took its name from.

This Area contains a number of lagoons, which are an ancient part of the Fitzroy River system. Some or all of these lagoons may have indigenous cultural heritage significance. In addition, these lagoons may contain areas of ecological significance and interference from development should, therefore, be avoided, to minimise impact on the water body and its surrounds.

Lion Creek flows into the Fitzroy River above the barrage. Consequently, water quality in this Area is particularly important, in terms of Rockhampton's water supply. In addition, Scrubby creek flows into Gavial creek and then the Fitzroy River further downstream, which also needs to be managed to acceptable standards, given the need to protect the downstream environment of the Great Barrier Reef Marine Park.

Riparian corridors adjacent to all Council's waterways will be protected from development. There are some scenic locations in this Area, particularly in proximity to existing waterways. 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.



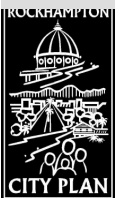
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Material Change of Use / Building Work

| Development Type | Primary Code(s) |
|--|----------------------------|
| <u>Self Assessable</u> | |
| <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> | |
| • Farming | Rural Use Code |
| • Forestry | Rural Use Code |
| • Outdoor Sport and Recreation , on land designated as Public Open Space on the South Rockhampton Rural Area Map and where not an ERA | Sports and Recreation Code |
| • Stable | Stables Code |
| <u>Code Assessable</u> | |
| <i>For advice on all the codes applicable, refer to section 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 , on land designated as Public Open Space on the South Rockhampton Rural Area Map | Caretakers Residence Code |
| • Farming , when not self assessable development | Rural Use Code |
| • Forestry , when not self assessable development | Rural Use Code |
| • Stable , when not self assessable development | Stables Code |
| <u>Impact Assessable</u> | |
| • 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 Work 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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This map was produced by
Rockhampton City Council
Geographic Information Systems



Created on the 20-Dec-2004
G.I.S. Ref : Map CPINUSE File STRIDALLA

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Scale 1:50 000

Waterways

Planning Area Boundary

Major Roads

Q100 Flood

Public Open Space

South Rockhampton

Rural Area

Rockhampton City Plan

