

THE RANGE – NORTH RESIDENTIAL AREA

Description

The Range – North Residential Area is characterised by elevated land with some larger residential allotments located throughout the Area. It is generally located between the City Centre and the Airport, and contains the main access road (North Street) into the Airport. Some of Rockhampton's earliest housing stock is located in this Area, as well as the majority of the City's major community and health infrastructure. Consequently, the Area contains a number of buildings constructed prior to the Second World War that are of significant character. Some of these buildings are also significant in terms of Rockhampton's history.

The area is bound by North, Murray and Rundle Streets to the north; Western Street, the rear of properties fronting Canoona Road, Hunter and Jardine Streets to the west; Denham Street extended, and Caroline Street to the south; and Davis, Canning, Archer and George Streets to the east.

The Area has a residential character, dominated by houses. Development in the Area is low rise, generally not exceeding two stories in height, except for Rockhampton Public Hospital which is 6 stories in height. There are also few other non-residential uses in this Area, apart from community and health facilities. The major community and health facilities include:

- Rockhampton Public Hospital
- Hillcrest Private Hospital
- The TAFE College
- Rockhampton Grammar and Rockhampton Girls' Grammar Schools
- Browne Park Rugby League grounds and club

In addition to the abovementioned facilities, there are:

- Welfare organisations
- Three (3) schools
- Childcare facilities
- Government offices
- Four (4) churches
- Accommodation for the aged
- Novices quarters and chapel
- Six (6) parks/playing fields of varying sizes

Intent

It is intended that the Area will retain its unique residential character, in terms of materials used and design of buildings, associated with existing pre-war housing constructed prior to 1946. This housing includes a number of timber Queenslanders that are intended, wherever possible, to remain. The factors that contribute to the Area's character, therefore, includes pre-war buildings, and also a mixture of allotment sizes, including larger allotments. Houses will continue to be the primary form of residential development in the Area,



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however, some alternative forms of residential development such as duplex, multi-unit dwellings and aged care accommodation is consistent with the intent of the Area, but only in particular locations in the Area, as outlined in this intent. However, these alternative forms of residential development will only be consistent with the intent of the Area, when they incorporate pre-war architectural themes, to complement existing residential development.

Duplex development is not initially restricted to any specific locations within the Area, but it must not compromise the primary residential character of the Area, which is houses on individual allotments. As and when Duplex development is approved at specific locations, approval of further Duplex development in the near vicinity of that approved development will become less likely. This approach will prevent clustering of Duplexes which would compromise the primary residential character.

Aged care accommodation is compatible with the intent of the Area, particularly in proximity to either hospital, or where some aged care accommodation is already located. However, new or proposed expansion to aged care accommodation facilities will only be consistent with the intent of the Area where they complement the existing character of the Area, and do not have a detrimental impact on the amenity of surrounding residents in the locality. Future development or expansion of aged care facilities should, therefore, take into account:

- The incorporation of existing pre-war 1946 houses, where possible, used for example, as on-site caretaker facilities or meeting rooms, etc.
- The existing architectural character of the Area;
- Traffic generation and the provision of sufficient carparking for staff, residents and visitors on-site;
- The provision of sufficient open space and landscaping on-site; and
- The provision of connectivity and accessibility to ancillary services and activities.

Council's disused bus depot located on the corner of Canning and Denham Streets would be suitable for medium density residential development, including aged care accommodation, given its proximity to the adjoining Residential Area where multi-unit dwelling development is encouraged, the TAFE, and the hospitals, provided it complies with the abovementioned requirements.

Multi-unit dwelling development will only be consistent with the intent of this Area, where it is constructed in proximity to the hospitals and the TAFE facility, and where the existing character of the Area is not compromised. To this end, two precincts have been identified in this Area, where multi-unit dwelling development may be constructed. They are:

- Precinct 1 – Special Use Precinct, The Range – North Medical; and
- Precinct 2 – Special Use Precinct, The Range – North Educational.

Refer to the individual Intent and Assessment Table for the abovementioned Precincts, included in this Planning Area.



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The Rockhampton Leagues Club and sports grounds are located on the edge of this precinct, at Browne Park. Browne Park has frontage to George, Albert and Murray Streets and the Leagues Club has frontage to Cambridge Street. The Leagues Club is a multi-purpose venue, also providing conference / function facilities. Carparking is a major issue in relation to this facility, especially when major games are held at the grounds. Off-street carparking for the club has recently been provided in Cambridge Street, outside the boundaries of the site. This has resulted in some loss of amenity to residents surrounding the off-street carparks in Cambridge Street, however, the carparks were needed to reduce traffic congestion in the Area. Consequently, further expansion of this facility will not be favourably considered unless it is clearly demonstrated that the expansion will not create any further negative impact on the amenity of residents in the vicinity of this site.

There are some local shops / convenience stores in the Area. The ongoing use of these premises for non-residential uses that provide a convenience need or service to the residents of the local area is recognised and consistent with the intent of the Area. However, extensions to any of these non-residential uses that would constitute a material change in the intensity or scale of the use, beyond what would be reasonably expected or necessary to service the local area, is not consistent with the intent of this Area. Any extension must be consistent with the character of the Area and not adversely affect the amenity of the Area. Any proposal to change the use of one of these premises or any other premises to a new use that by its nature services more customers from outside the local area than inside it, is a use inconsistent with the intent of the Area. Alternatively, any proposal to use these premises for a residential purpose is consistent with the intent of this Area.

There are a total of six (6) parks / playing fields of varying sizes and with varying degrees of infrastructure located throughout this Area. The continued provision and maintenance of this infrastructure is intended to continue.

The expansion of existing community / recreation use category uses and the provision of additional community use / 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.

PRECINCT 1 – SPECIAL USE PRECINCT

THE RANGE – NORTH MEDICAL

Description



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The Range - North Medical Precinct incorporates Rockhampton Public Hospital, the Hillcrest Private Hospital, the Australian Red Cross and existing residential development, and is bound by North, Quarry, Archer, Canning, Albert and Talford Streets.

Intent

It is intended that this Special Use Medical Precinct support specialist medical uses that service either hospital, along with short-term accommodation. However, commercial operations associated with the Hospital are encouraged to establish a short distance away, in the Central Business District or other centres, rather than in this Precinct. As the hospitals service a large region, there is an identified need to provide short-term accommodation in proximity to the hospital to service both patients who may need to convalesce prior to travelling home, as well as to provide accommodation for family members. The accommodation may also be occupied by visiting medical specialists. These uses are consistent with the intent of the Precinct.

The Rockhampton Hospital is an important regional health resource, and this Precinct will continue to accommodate the hospital's expansion needs and supporting facilities. In accordance with the *Integrated Planning Act 1997*, the Minister of Health has designated the Hospital as "Community Infrastructure." It is described as: "*Rockhampton Hospital – Public health facility and Nursing Home plus support facilities including non-acute accommodation, ancillary commercial and medical services, teaching and research facilities, carparking, helipad and accommodation for emergency services.*" This Community Designation, No. 49, is contained within this Precinct and is illustrated on the Precinct map for the Area.

Redevelopment of the hospital by the State Government is required to ensure that:

- Noise (from helicopters, ambulances, plant, airconditioning, and the like), does not adversely impact on surrounding residential areas;
- Carparking is provided for staff and visitors; and
- Heritage issues are addressed as a part of any redevelopment.

Significant use has been made of the road reserves around the hospital for both visitor and staff parking. Council has previously, formally voiced its concerns with regard to the provision of insufficient carparking on site and, therefore, anticipates that in further upgrades and expansions at the hospital, this shortfall will be addressed.

Should the Community Designation cease to have effect, development in this precinct will be subject to the provisions of the Assessment Table for this precinct.

PRECINCT 2 – SPECIAL USE PRECINCT

THE RANGE – NORTH EDUCATIONAL

Description



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The Range – North Educational Precinct incorporates the Rockhampton Grammar School and the Girls' Grammar School, the TAFE, and existing residential development, and is bound by the western boundary of the Rockhampton Grammar School, Agnes and Denham Streets, the eastern boundary of the Rockhampton Girls' Grammar School and lifeline, the eastern boundary of the TAFE site, Canning, Archer and Quarry Streets.

Intent

It is intended that this Special Use Educational Precinct support uses relating to school activities such as specialist teaching facilities, offices for school administration, after school care facilities, etc., as long as they do not have a detrimental impact on the residential amenity of the locality. Boarding school accommodation will also be consistent with the intent for this Precinct, as long as its design does not have a detrimental impact on the residential amenity of the locality. Rockhampton Grammar and Rockhampton Girls' Grammar Schools are both located in this Precinct. Future development plans in relation to both schools should take account of:

- Traffic and parking management;
- Heritage issues; and
- The location of noise generating activities to minimise impacts on nearby residential development.

TAFE has recently expanded its campus in this Precinct, with the construction of a new administration and information building. It has also relocated some of its classes from the CBD to this location. The TAFE is located on Canning Street and is bound by Archer and Quarry Streets. It is, therefore, located in proximity to Rockhampton Grammar and Rockhampton Girls' Grammar Schools, offering opportunity for vocation studies for high school students using TAFE facilities. Any expansion or redevelopment of the TAFE site shall contain impacts on site, such as noise and parking, to ensure that the residential amenity of the Precinct and Area is not compromised. To this end, development on this site will not exceed three (3) storeys unless it can be demonstrated that a higher level of development is consistent with the topography of the precinct and in scale with other development.

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THE RANGE – NORTH RESIDENTIAL AREA

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; and Residential Design - Character Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on The Range - North Residential Area Map and where not an ERA	Sports and Recreation Code
• Special Needs Accommodation Building	House Code; and Residential Design – Character Code

Code Assessable

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

• 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; and Residential Design – Character Code
• Demolition Work , on a Character House when not Minor Demolition Work and not a Heritage Place	Demolition Code
• Duplex , where in a location that does not have a slope of 15% or greater as identified on Steep or Unstable Land Code Map 1	Multi Unit Dwelling, Accommodation Building and Duplex Code; and Residential Design – Character 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 and the Residential Design – Character Code.	House Code; and Residential Design – Character Code
• Small Lot House	Residential - Small Lot Code; and Residential Design – Character 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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THE RANGE – NORTH 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

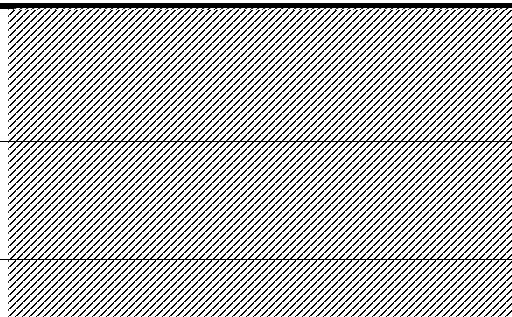
Code Assessable

For advice on all the codes applicable, refer to 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 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 Residential Area or 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 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 a Residential Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



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THE RANGE - NORTH RESIDENTIAL AREA

Precinct 1 – Special Use Precinct

The Range – North Medical

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	Community Use Code
• Health Care	Community Use Code
• Home Occupation	Home Occupation / Home Based Business Code
• House	House Code and Residential Design – Character Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on The Range - North Residential Area Map and where not an ERA	Sports and Recreation Code
• Special Needs Accommodation Building , when in an existing House	House Code

Code Assessable

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

• Accommodation Building	Multi Unit Dwelling, Accommodation Building and Duplex Code
• Aged Care Accommodation	Aged Care Accommodation Code
• Building work at a Heritage Place	Heritage Place Code
• Building work for a Swimming Pool	Swimming Pool Code
• Caretakers Residence	Caretakers Residence Code and Residential Design – Character Code
• Commercial Premises (Health or Medical Service only)	Activity Centres Code
• Community Facility , when not self assessable development	Community Use Code
• Demolition Work , on a Character House when not Minor Demolition Work and not a Heritage Place	Demolition Code
• Duplex	Multi Unit Dwelling, Accommodation Building and Duplex Code and Residential Design – Character Code
• Emergency Services , when not self assessable development	Community Use Code
• Health Care , when not self assessable development	Community Use Code
• Home Based Business	Home Occupation / Home Based Business Code
• House , when not self assessable development	House Code and Residential Design – Character Code
• Multi Unit Dwelling	Multi Unit Dwelling, Accommodation Building and Duplex Code and Residential Design – Character Code

Impact Assessable

- Any other Material Change of Use and associated Building Work for what is not



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otherwise stated as Exempt, Self Assessable or Code Assessable Development.	
<ul style="list-style-type: none">• Building work for demolition of a Heritage Place.	

CHAPTER 4
THE RANGE – NORTH RESIDENTIAL AREA



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THE RANGE - NORTH RESIDENTIAL AREA

Precinct 1 – Special Use Precinct

The Range – North Medical

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 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 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 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 a Residential Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



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THE RANGE - NORTH RESIDENTIAL AREA

Precinct 2 – Special Use Precinct

The Range – North Educational

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.

• Home Occupation	Home Occupation / Home Based Business Code
• House	House Code; and Residential Design – Character Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on The Range - North Residential Area Map and where not an ERA	Sports and Recreation Code
• Special Needs Accommodation Building , when in an existing House	House Code

Code Assessable

For advice on all the codes applicable, refer to section 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; and Residential Design – Character Code
• Demolition Work , on a Character House when not Minor Demolition Work and not a Heritage Place	Demolition Code
• Home Based Business	Home Occupation / Home Based Business Code
• House , when not self assessable development	House Code; and Residential Design – Character Code
• Small Lot House	Residential - Small Lot Code; and Residential Design – Character 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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THE RANGE - NORTH RESIDENTIAL AREA

Precinct 2 – Special Use Precinct

The Range – North Educational

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 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 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 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 a Residential Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



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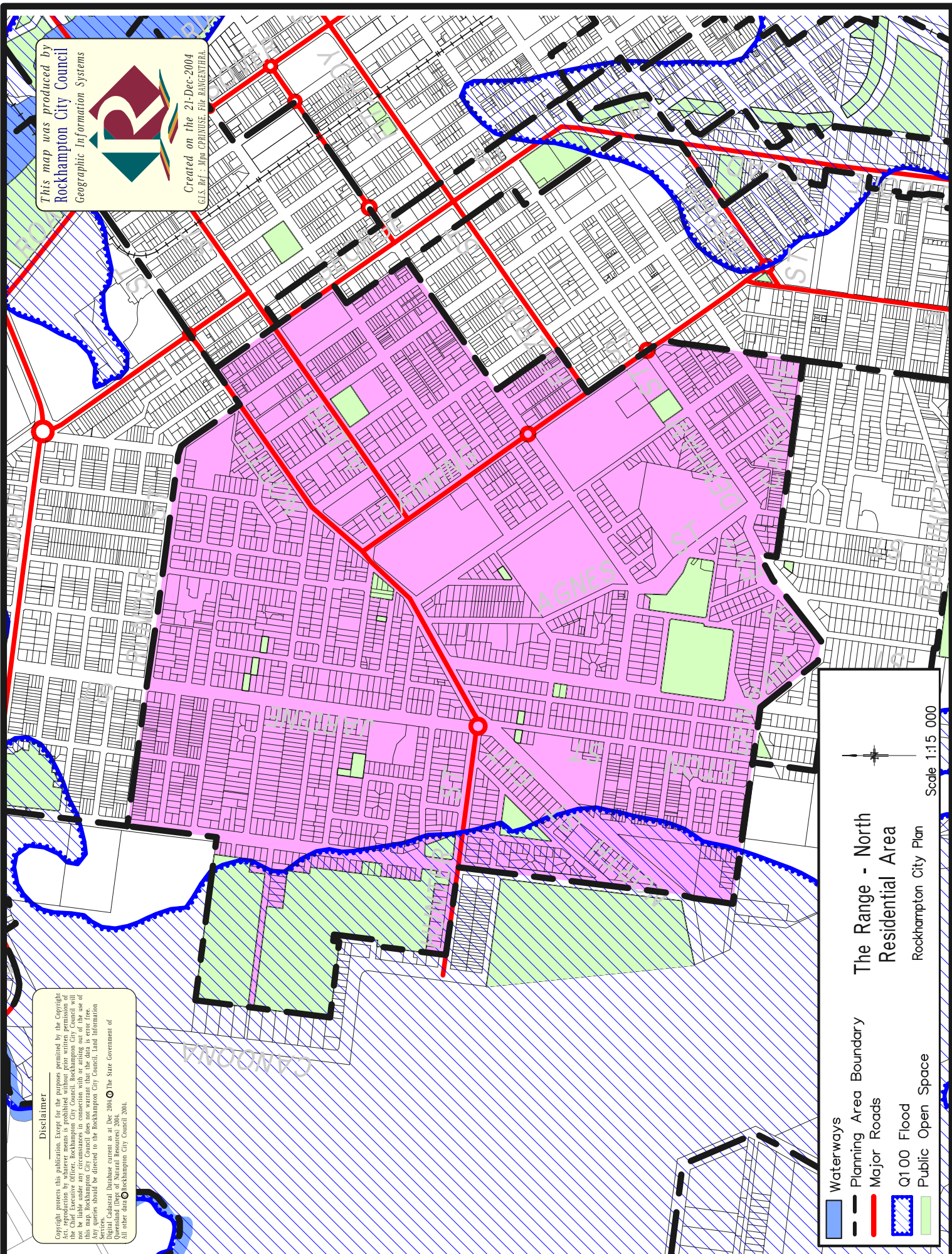
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Scale 1:15 000

**The Range - North
Residential Area**
Rockhampton City Plan

Waterways
Planning Area Boundary
Major Roads
Q100 Flood
Public Open Space



The Range - North Residential Area

Legend:

- Precinct 1 - Special Use Precinct
- The Range - North Medical
- Precinct 2 - Special Use Precinct
- The Range - North Educational
- Precinct Boundaries
- Planning Area Boundary
- Community Designation No. 49
- Waterways

Scale: 1:15 000

Rockhampton City Plan

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