

APPENDIX C

QPP Zones	QPP Mandatory Purpose Statement	Rockhampton Region Centre Hierarchy	Suggested basis for Local Government Purpose Statement	Potential Points for Resolution
<p>Principal Centre</p>	<p>The purpose of the zone is to provide for the largest and most diverse mix of uses and activities.</p> <p>It includes a concentration of high-order retail, commercial, employment, administrative, community, cultural and entertainment activities and other uses, capable of servicing a regional or metropolitan catchment.</p> <p>Principal centre zones are found in the most accessible and connected locations within a town, city or region.</p> <p>Development is well-designed, incorporates public open spaces and is clustered around public transport facilities to promote public transport use, walking and cycling.</p> <p>Residential development is encouraged and may form part of a mixed use or stand alone development.</p> <p>Where appropriate, service industry uses may be located in the zone.</p>	<p>Rockhampton Central Business District Commercial Area</p>	<p>This zone is the highest order centre. The Principal Centre is a major economic and employment node for Central Queensland and is the primary focus of the region’s commercial, administration, civic, education, retail, community, entertainment and cultural facilities.</p> <p>There are a number of distinct precincts within this zone, which have a greater proportion of certain uses, whilst maintaining a general mix of uses within the centre.</p> <p>Major retailers and department stores are appropriate in this zone; however, the regional function of the city centre is recognised as multi-faceted and is primarily underpinned by commercial, entertainment, civic, administration and other functions. Other centres in the hierarchy may be expected to accommodate higher order retail activities than the city centre, such as the Major Centre Zones.</p> <p>A high concentration of residential development is encouraged to increase vitality in the principal centre, and to</p>	<p>The current precincts under the Rockhampton City Plan 2005 for the Central Business District may need review as part of a master planning exercise. As per our recommendations, the extent of precinct, precinct boundary and array of uses may in fact change as a result of the master planning exercise.</p> <p>It is, however, recommended that sub-precincts are still utilised in order to provide clear development direction and obtain the desired level and intensity of development within certain areas of the CBD, especially given the large extent of the current CBD area.</p>

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			<p>support the centre as the major employment node. Residential development is encouraged above ground level or in areas that are periphery to major attractors.</p>	
Major Centre	<p>The purpose of the zone is to accommodate a wide mix of uses and activities.</p> <p>It includes key concentrations of higher order retail, commercial, offices, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a small or medium sized town or a major urban centre in a metropolitan area.</p> <p>Development is well-designed, incorporates public open spaces and is clustered around public transport facilities to promote public transport, walking and cycling.</p> <p>Residential development is encouraged and may form part of a mixed use or as stand alone development.</p>	<p>North Rockhampton Centre Commercial Area</p> <p>Yeppoon Central Zone</p>	<p>These centres provide a broad range of activities, including high order retail, commercial, community, cultural and entertainment facilities that service a sub-regional area. Major retailers are already located and are appropriate in this zone, however department stores are not.</p> <p>Each major centre has a distinct identity and market niche. These centres will have a major concentration of business and employment activities that capitalise upon existing facilities in the centre, their strategic location and potential synergies with surrounding activities..</p> <p>Each of the Major Centres are geographically dispersed throughout the region, which also assists in providing an appropriate spread of commercial support across the region. No additional Major Centres are considered appropriate for the life of the new</p>	<p>The QPP includes the potential for industrial activities in major centres. In these centres, service industries are considered appropriate, however higher impacting industries and warehouses are generally not envisaged. Industrial activities should not interrupt or otherwise adversely affect the form and quality of the centre in terms of built form, public realm, transport networks or amenity, nor detract from its primary functions.</p>

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	Where appropriate, some industrial uses may be located in the zone.		planning scheme.	
District Centre	<p>The purpose of the zone is to accommodate a mix of uses and activities.</p> <p>It includes a concentration of land uses capable of servicing a number of suburbs or localities.</p> <p>Land uses will typically include retail, commercial, offices, administrative and health services, community, minor entertainment facilities and other uses and activities.</p> <p>Development is well-designed, incorporates public open spaces and is clustered around public transport facilities to promote public transport, walking and cycling.</p> <p>Residential development is encouraged and may form part of a mixed use or as stand alone development.</p> <p>Where appropriate, some industrial uses may be located in the zone.</p>	<p>Allenstown Residential Consolidation Area – Allenstown District Centre Commercial Precinct</p> <p>Business Zone – Yeppoon Central Site</p> <p>Town Zone (Commercial Precinct) – Gracemere Shopping World.</p> <p>Potential Parkhurst.</p>	<p>These centres generally service a series of neighbourhoods with a catchment of approximately 5,000 to 8,000 households.</p> <p>They provide a range of retail, commercial and community facilities to service the weekly retail and services needs of residents. Retailing in these centres may include a full-line supermarket, specialty retailers and personal services.</p> <p>Local health facilities, gymnasium, branch library and tavern are some of the other uses typically located within a district centre.</p>	<p>The QPP includes the potential for industrial activities in district centres. In these centres, service industries are considered appropriate, however higher impacting industries and warehouses are generally not envisaged. Industrial activities should not interrupt or otherwise adversely affect the form and quality of the centre in terms of built form, public realm, transport networks or amenity, nor detract from its primary functions.</p>

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Local Centre	<p>The purpose of the zone is to provide a limited range of land uses and activities to accommodate local needs.</p> <p>It includes local shopping, local employment nodes, commercial, cafés and dining, entertainment, community services and other uses and activities.</p> <p>Local centres may service a rural or suburban catchment and are usually a short drive or cycle away for the local community.</p> <p>Local centres may be serviced by public transport routes.</p> <p>Residential development may be appropriate where it can integrate and enhance the fabric of the activity centre, but it is not the predominant use.</p>	<p>Frenchville Residential Area – Dean Street Local Shopping / Neighbourhood Centre</p> <p>Glenmore Local Shopping / Neighbourhood Centre.</p> <p>Potential – Norman Road</p>	<p>These centres are located within residential areas and typically have a catchment area of 3,000-5,000 households.</p> <p>Local centres service the day to day needs of residents. They may include a full-line supermarket and a small range of specialty retail, personal services and local offices.</p>	
Neighbourhood Centre	<p>The purpose of the zone is to provide for a small mix of land uses.</p> <p>Typically, it includes low scale convenience shopping, local professional offices, cafes, community services and other uses and activities</p>	<p>Wandal Residential Area – Wandal Local Shopping / Neighbourhood Centre</p> <p>North Rockhampton</p>	<p>These centres typically have a catchment area of about 1,500 households. They provide for convenience retail, local offices and localised services only and do not include a full-line supermarket.</p>	<p>Given there is a variety of centres spread over the entire region, there will be a need to provide more specific strategic direction for each centre as no two centres will have the same needs.</p> <p>Some centres may increase in capacity in</p>

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	<p>which support the immediate community.</p> <p>Neighbourhood activity centre zones are located within residential areas and within walking distance of many residents.</p>	<p>Residential Consolidation Area – Elphinstone Street local Shopping / Neighbourhood Centre</p> <p>Splitters Creek Residential Area – Main Street Local Shopping / Neighbourhood Centre</p> <p>Splitters Creek Residential Area – Richardson Road Local Shopping / Neighbourhood Centre</p> <p>Business Zone (Livingstone Shire Planning Scheme)</p> <p>Town Zone (Commercial Precinct) (Fitzroy Shire Planning</p>		<p>line with the recommendations of the Residential and Population Study.</p> <p>It is suggested that Council look into nominating the listed centres as Neighbourhood Centres but then allocating each as a specific sub-precinct with specific overall outcomes which respond to each unique situation.</p>

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		Scheme) Village Zone (Fitzroy Shire Planning Scheme) Business Zone (Mt Morgan Shire Planning Scheme)		
Specialised Centre	<p>The purpose of the zone is heavily weighted towards one (or more) specialised focus to maintain a mix of uses, as this is the defining characteristic of centres.</p> <p>Specialised centres usually service town, city or regional scale catchments.</p>	Yaamba Road South Commercial Area Musgrave Street and South Rockhampton Highway Commercial Areas Base Hospital CQU Airport Mater Hospital Yeppoon Hospital	<p>These centre zones may include include ancillary support areas around hospitals (with the hospital being contained within the community purposes zone) and airport.</p> <p>Within the Rockhampton region, specialised centres primarily involve large scale sales and display areas, showrooms and highway orientated commercial uses which are location specific (i.e. beside the Bruce Highway).</p> <p>These centres are protected from incompatible development within the zone and on adjoining land. Their ongoing development and operation is protected and consolidated to create a hub of uses related to the primary activity.</p>	<p>There have been some development pressures for higher order centre uses (i.e. a shopping centre) within the South Rockhampton Highway Commercial Area over recent years. The specific nature of this area should limit higher order uses to ensure that the proposed centres hierarchy is not undermined.</p>