

FRENCHVILLE RESIDENTIAL AREA

Description

The Frenchville Residential Area is an established residential area located in North Rockhampton, generally between Lakes Creek Road and Moores Creek. It is bound by Frenchville Road and the Berserker Foothills Residential Area to the north; Moores Creek and the North Rockhampton Residential Consolidation Area to the west; Frenchmans Creek to the east; and Rodboro Street to the south.

The Area is primarily residential, with a range of associated community and recreation uses located throughout the Area. There is an existing local shopping / neighbourhood centre located along Dean, Vallis and Diplock Streets (south of Kerrigan Street) accommodating a range of retail and commercial uses. This Area is identified as Precinct 1 - Commercial Precinct - Dean Street Local Shopping / Neighbourhood Centre. Except for the existing WIN television facility, located along Dean Street, outside Precinct 1, there are few other retail or commercial uses located in the Area.

Intent

It is intended that the Frenchville Residential Area will retain a residential character, dominated by houses on individual allotments. More intense forms of residential development, such as multi-unit dwelling development, is inconsistent with the intent for the Area, however, duplex development is compatible, as long as it does not dominate, and does not compromise the primary residential character of the Area, which is houses on individual allotments.

There is currently some aged care accommodation located in this Area, on Dean Street, in proximity to the Commercial Precinct, known as Village Life. The provision of additional aged care accommodation or the intensification of existing aged care accommodation will be consistent with the intent for the Area in selected locations. Aged care accommodation will be located on larger allotments of generally greater than 4000m², as compared to existing allotments, which are generally of an average 700m² in size, to enable development to be appropriately designed and sited to minimise impacts on adjoining development. Aged care accommodation should also be provided in proximity to main roads where there is ready access to public transport.

The Police Station on Dean Street is an important use within this Area, raising the profile and response times of Police within the North Rockhampton community. In accordance with the Integrated Planning Act 1997, the Minister for Police and Corrective Services has approved the designation of the Police Station as "Community Infrastructure". It is described as: "*Police facilities including but not limited to office, storage, amenities, detention rooms, workshop, laboratories, radio tower and carparking.*" The location of this Community Designation is highlighted on the associated Precinct Map for this Area.



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There is a range of community / recreation use category uses located throughout the Area, including schools, childcare facilities, churches, parks, and sporting facilities, etc. 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. 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.

The Frenchville Sports Club is a significant sporting facility located in this Area, which includes associated club, conference, and entertainment facilities. Whilst the continued use of this facility for sporting purposes is consistent with the intent for the Area, the use of the facilities for conference and entertainment purposes will be limited, to ensure that they do not increase to a scale that is inconsistent with the residential intent of this Area. It is intended that these facilities will primarily service the needs of the local residents and, therefore, will not increase in size and scale to service a wider catchment.

There are some existing community facilities located on the corner of Berserker and High Streets. Whilst the provision of additional community facilities in this part of the Area is consistent with the intent for the Area, the provision of retail / commercial uses is not.

There are few convenience retail facilities provided throughout the Area. The most significant convenience facilities are located in Dean, Vallis and Diplock Streets, (south of Kerrigan Street), as identified as Precinct 1 – Commercial Precinct Dean Street Local Shopping / Neighbourhood Centre. It is intended that this precinct support uses which service the needs of the local residents, rather than the wider community. Whilst the expansion of uses within this Precinct is consistent with the intent for this Area, the Centre will not expand outside the boundaries of the Precinct identified or to a scale that changes its position in the hierarchy of centres for the City. Refer to the individual intent and Assessment Table for the Precinct, included in this Planning Area for greater detail and direction.

There are some other local shops and commercial uses located throughout this 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 this 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



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with the intent of this Area. These premises and localities are not intended under any circumstances to develop as rivals or alternatives to the designated Local Shopping / Neighbourhood Centre. Alternatively, any proposal to use these premises for a residential purpose is consistent with the intent of this Area.

WIN Television Queensland occupies a relatively large parcel of land located within this Area, having frontage to Dean Street. WIN Television also own the adjoining parcel of land to the rear, however, this site is undeveloped. Should this use be expanded in the future, the scale, location, and intensity of the use will be cognisant of the residential intent for this Area, and therefore, the residential amenity of surrounding residents. Development will also be designed to retain existing significant vegetation on the sites. Should WIN Television vacate the site, then the land will revert to residential or community / recreation use.

All industrial uses are inconsistent with the intent for the Area.

A portion of this Area adjacent to Moores Creek is also significant for its South Sea Islander history. This Area is referred to as Kanaka Town, where South Sea Islanders have made their homes since the 1880's, and is bound to the west by Moores Creek; to the north by Yewdale Park and Thorn Street; to the east by Pine and Ford Street; and to the south by Leamington Street.

Kanaka Town is an urban enclave unique in Rockhampton and Queensland, as a settlement formed by a group important in Queensland history. This area demonstrates the growth, survival, and development of the South Sea Islander population in Queensland. It is a place where Islanders first practised organisational and political skills. Although none of the original houses or huts remain, the remaining trees, particularly mangoes, and gardens as well as the remaining pattern of settlement indicates the survival of Islander culture and cultivation. St John's Church of England in Ford Street which still stands is also significant to the South Sea Islander community, as is Moores Creek, given that wells were dug along the banks of the creek, so it not only provided water, but also bush food, good soil and recreational opportunities.

The area is, therefore, of primary cultural heritage significance to both Rockhampton and Queensland, consequently, the elements which contribute to its significance will be retained and preserved in any future development in the area.

Riparian corridors adjacent to all Council's waterways will be protected from development. In this instance, it applies to development adjacent to that portion of Moores Creek and Frenchmans Creek, 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. However, given that a portion of Moores Creek and its environs has been found to be culturally significant to the South Sea Islander population, public access to this area may not be appropriate.



PRECINCT 1 – COMMERCIAL PRECINCT
DEAN STREET LOCAL SHOPPING / NEIGHBOURHOOD CENTRE

Description

The Dean Street Local Shopping / Neighbourhood Centre incorporates some existing land developed for retail / commercial uses, located on Dean, Vallis and Diplock Streets (south of Kerrigan Street) as identified on the precinct plan map.

The retail / commercial uses are provided in a linear configuration along Dean Street, primarily with frontage to Dean Street.

Intent

It is intended that the Dean Street Local Shopping / Neighbourhood Centre Precinct will retain a local convenience focus for the residents of the Area, by providing shops and commercial services primarily utilised to service the day-to-day needs of the surrounding local community. The Precinct is intended to accommodate uses such as a convenience supermarket (maximum GFA of 1500m²), speciality shops and services, small scale offices, the Berserker Tavern and bottle shop, cafes and restaurants, medical centres, and community uses.

These uses are consistent with the intent for the Area, subject to the residential amenity of areas outside of the precinct not being compromised by the following:

- Noise and odours;
- Traffic generation; and
- The size and scale of the use, having regard to the intent for the Area.

The centre will not provide the range of uses available in the major centres in North Rockhampton and the CBD, and expansion outside the identified precinct boundaries will not be supported. Therefore, this precinct is not intended to extend across to the western side of Dean Street. Uses particularly inconsistent with the intent of the precinct include medium to large scale offices and entertainment facilities (both of which are desirably located elsewhere), service stations, a car wash, showrooms, and a major shopping outlet.

There is currently a car sales yard located within this Precinct, which is inconsistent with the future intent, role, and function of this Commercial Precinct. Ultimately, therefore, it is intended that this use will relocate out of the Precinct and Area. Consequently, any expansion of this use, which would constitute a material change in the intensity or scale of the use, will not be consistent with the intent for this Planning Area.

Mixed use residential / commercial developments are consistent with the intent of this Precinct, where commercial uses are provided at ground floor level and residential development is provided above. Impacts of commercial development on adjacent residential uses will be required to be addressed by:



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- Appropriate separation of land uses, including fencing and landscaping, where considered necessary;
- Appropriate sound mitigation for restaurants or after hours uses;
- Sound mitigation on refrigeration or air conditioning units, etc.; and
- The appropriate design and location of servicing areas and the like e.g. refuse and loading areas, etc.

The former Rockhampton City Council's Carparking Strategy adopted by Council in 2003, revealed an excess of carparking spaces in this Local Shopping / Neighbourhood Centre Precinct. It was estimated that with all vacant premises occupied there would be over 50 spare spaces within this Precinct (excluding the tavern). Consequently, there are opportunities to allow some additional development to occur in this precinct without the provision of additional carparking spaces on the site, subject to the location (i.e. proximate to available spaces) and land ownership of such development. Given that there are opportunities in this centre to provide carparking or streetscape improvements in the road reserve, where Council agree to a lesser number of carparking spaces being provided on site, a monetary contribution will be payable to Council or works undertaken to the equivalent value, in accordance with the Carparking Contributions Policy. The recommended carparking rate for this centre is 4.0 spaces per 100m² GFA, as specified in the Parking and Access Code.



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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).

• Home Occupation	Home Occupation / Home Based Business Code
• House	House Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Frenchville Residential 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
• Duplex	Multi Unit Dwelling, Accommodation Building and Duplex Code
• Home Based Business	Home Occupation / Home Based Business Code
• House , when not self assessable development	House 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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FRENCHVILLE RESIDENTIAL AREA

Operational Work / Reconfiguring a Lot

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).

- **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

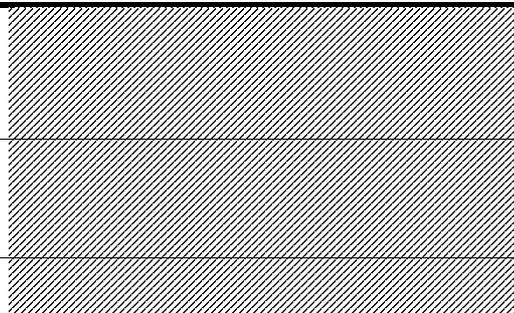
Code Assessable

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



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FRENCHVILLE RESIDENTIAL AREA
Precinct 1 – Commercial Precinct
Dean Street Local Shopping / Neighbourhood Centre

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.

<ul style="list-style-type: none"> • Commercial Premises (where, if the development is for office activities as described in the definition of Commercial Premises, 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 100m²) 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Community Facility 	Commercial Centres Self Assessable Code and Community Use Code
<ul style="list-style-type: none"> • Emergency Services 	Commercial Centres Self Assessable Code and Community Use Code
<ul style="list-style-type: none"> • Home Occupation 	Home Occupation / Home Based Business Code
<ul style="list-style-type: none"> • Market, on road reserve or land designated as Public Open Space on the Frenchville Residential Area Map 	Market Code
<ul style="list-style-type: none"> • Restaurant, when not including a drive-through facility 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Shop 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Take-away Food Store 	Commercial Centres Self Assessable Code
<ul style="list-style-type: none"> • Veterinary Clinic 	Commercial Centres Self Assessable Code

Code Assessable

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

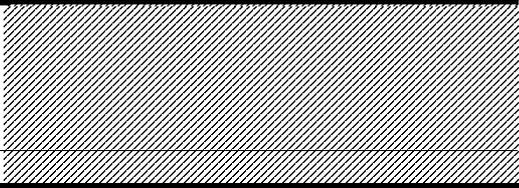
<ul style="list-style-type: none"> • Building work at a Heritage Place 	Heritage Place Code
<ul style="list-style-type: none"> • Building work for a Swimming Pool 	Swimming Pool Code
<ul style="list-style-type: none"> • Car Park 	Activity Centres Code and Parking and Access Code
<ul style="list-style-type: none"> • Caretakers Residence, when above or behind a non residential land use or when on land designated as Public Open Space on the Frenchville Residential Area Map 	Caretakers Residence Code and Activity Centres Code
<ul style="list-style-type: none"> • Commercial Premises, (where, if the development is for office activities as described in the definition of Commercial Premises, 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 100m²), when not self assessable development. 	Activity Centres Code
<ul style="list-style-type: none"> • Community Facility, when not self assessable development 	Activity Centres Code and Community Use Code
<ul style="list-style-type: none"> • Duplex, when not at ground level 	Multi Unit Dwelling, Accommodation Building and Duplex Code and Activity Centres Code
<ul style="list-style-type: none"> • Emergency Services, when not self assessable development 	Activity Centres Code and Community Use Code
<ul style="list-style-type: none"> • Home Based Business 	Home Occupation / Home Base Business Code
<ul style="list-style-type: none"> • House, when not at ground level 	House Code and Activity Centres Code
<ul style="list-style-type: none"> • Multi Unit Dwelling, when not at ground level 	Multi Unit Dwelling, Accommodation Building and Duplex Code and Activity Centres Code
<ul style="list-style-type: none"> • Restaurant, when not including a drive-through facility and not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Shop, when not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Small Lot House, when not at ground level 	Residential – Small Lot Code & Activity Centres Code
<ul style="list-style-type: none"> • Take-away Food Store, when not self assessable development 	Activity Centres Code
<ul style="list-style-type: none"> • Veterinary Clinic, when not self assessable development 	Activity Centres Code



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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.



FRENCHVILLE RESIDENTIAL AREA
Precinct 1 – Commercial Precinct
Dean Street Local Shopping / Neighbourhood Centre

Operational Work / Reconfiguring a Lot

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).

- **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

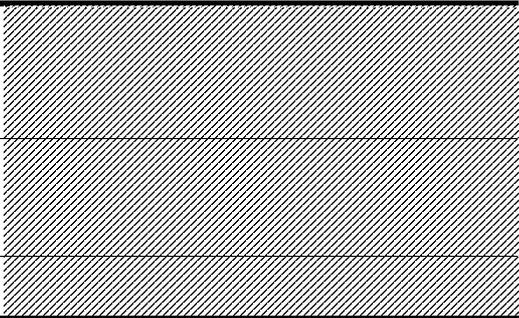
Code Assessable

For advice on all the codes applicable, refer to 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 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.



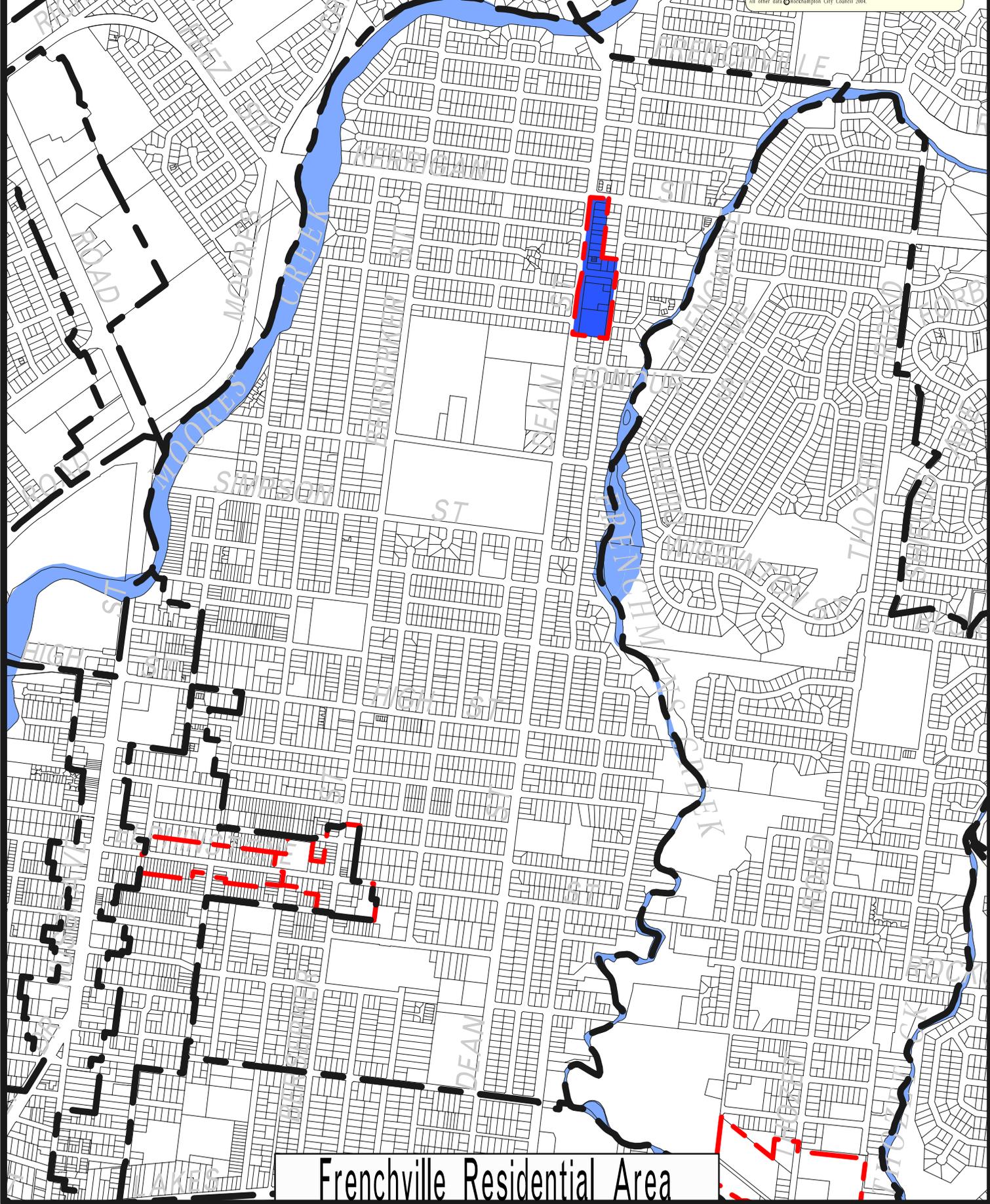
- Precinct 1 – Commercial Precinct
- Dean Street Local Shopping/Neighbourhood Centre
- Community Designation
- Precinct Boundaries
- Planning Area Boundary
- Waterways

Rockhampton City Plan

Scale 1:15 000



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Frenchville Residential Area