

LAKES CREEK RESIDENTIAL AREA

Description

The Lakes Creek Residential Area is located north west of the Norbank Estate Special Use Area, and adjoins elevated and steep land, that forms part of the Berserker Range and foothills. It is bound by Peltophorum Street, Hinds Street, and Rockonia Road to the north; Cooper Street to the east; Lakes Creek Road to the south; and Thozet Creek to the west.

Thozet Creek forms this areas western boundary. Some areas adjacent to Thozet Creek and the Fitzroy River are subject to flooding. The area also includes housing along Lakes Creek Road that was originally owned by the Lakes Creek Meatworks as accommodation for some of its staff.

Intent

The primary intent of this Area is it remaining as a low-density residential area dominated by houses on allotments of varying sizes providing a large variety of housing choice to different members of the community. Duplex development is a compatible form of residential development throughout the Area, as long as it does not dominate, and does not compromise the primarily low-density residential character of the Area. Other forms of residential development such as multi-unit dwellings represent a scale and size of development inconsistent with the character and intent for the Area. The encroachment of any industrial development into this Area is not consistent with the Intent for the Area however it is recognised that parts of this Area in close proximity to the Lakes Creek Meatworks are affected by its impacts that can include light, noise, dust and odour.

Importantly, housing in the southern part of this Area contains some of the original Lakes Creek cottages that were formerly owned by the Meatworks and used to accommodate some of its employees. Some of this housing has survived until the present day and therefore represents an important link to the history of Lakes Creek and the Meatworks. A precinct named the Lakes Creek Residential Character Precinct has therefore been defined within this Area to include much of the land that preserves character elements from the past. Other sites outside of this precinct however, particularly along Rockhampton – Emu Park Road display character elements that, despite not being included within the precinct, should have their character elements preserved. These sites have not been included within the precinct due to their dispersed locations and other controls such as listing on the Queensland Heritage Register.

The Area accommodates a number of community uses such as a primary school, community hall and police station as well as some recreation uses. 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



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impact on residential amenity. Amongst other things, community / recreation use category uses will need to demonstrate that:

- (a) Sufficient carparking can be provided on site (including car and bus parking and child drop off areas at the school);
- (b) Buildings will not adversely overshadow or overlook adjacent residential dwellings; and
- (c) The hours of operation of the use or the placement of facilities will not disturb the residential amenity of surrounding residents.

A number of areas of Public Open Space are located throughout the Area. While not developed at this time, the Public Open Space that divides Cavan Street is intended in the longer term to be developed for Park purposes. Other Public Open Space located on the corner of Horner Street and Cooper Street (named Pilbeam Park) is used for active recreational purposes, which includes the Nerimbera Soccer clubhouse that is also used on occasions for community uses. This use is intended to continue into the future. Riparian corridors adjacent to all Council's waterways will be protected from development. In this instance it applies to development adjacent to Thozet Creek, located on the western boundary of this Area. However, where environmentally and culturally appropriate, and where public access to the land can be secured, 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.

Uses that currently exist that are important to, and support, the community within this Area include:

- The Koongal Country Women's Association Hall located south of Enid O'Toole Park;
- The Lakes Creek Police Station located on Rockhampton - Emu Park Road; and
- The Saint John's hall located on Rockhampton - Emu Park Road that is used for a variety of community uses and functions.

It is intended that each of these uses will remain and should they wish to, expand. Any expansion will however need to ensure that it is to a scale that services the local community and that there is no adverse impact onto the amenity or character of the Area, particularly with respect to traffic.

The Area also contains commercial uses of a local convenience scale being a Hotel and convenience store, both located along Rockhampton - Emu Park Road. 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. Any new, small, convenience commercial uses (up to 200m² in retail area) that cater for the top up or day-to-day needs of residents in the immediate surrounding area or passing motorists (e.g. a small bakery, butcher, etc.) and that are located in close proximity to these existing uses will also be consistent with the intent for 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



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of this Area. Any extension must be consistent with the character of the area and not adversely affect the amenity of the Area or the traffic function of Rockhampton – Emu Park Road. Any proposal to change the use of one of these premises or any other premises to a new commercial use that by its nature, services more customers from outside the local area than inside it, is a use inconsistent with the intent of this Area. It is not intended that these premises develop into a Local Shopping / Neighbourhood Centre.

While Accommodation Buildings are inconsistent with the intent of this Area, it is also the intent of this Area that opportunities be available for the heritage listed Lakes Creek Hotel, for uses other than as a Hotel. Therefore, for this site only, any proposal for an Accommodation Building incorporated into the Hotel (such as a backpackers establishment) that maintains the heritage values of the site as well as opportunities to service members of the community as it has to date, is consistent with the intent of this Area. The only other exception is the Uni Lodge development along Rockonia Road, where expansion of the existing development would be consistent with the Intent for the Area provided it did not adversely affect the character or amenity of the Area or increase the bedroom density (per hectare) to above the ratio for the existing development. Land on the northern boundary of this Area predominantly north of Rockonia Road (but east of Peltophorum Street) is steep and unsuitable for closely settled urban development. Accordingly, any newly created residential allotments that result from subdivision (the Reconfiguring a Lot) should be larger than conventional allotments and have a minimum area that complies with the Steep or Unstable Land code having regard to:

- An assessment of land suitability in terms of steepness and stability of slope, and whether a building platform is available on land with a slope less than 1:4 (25%); and
- A review of the ecological and landscape amenity values of the land taking into consideration the degree of cut and filling that may be required; and
- The accessibility from a constructed road; and
- Access to services such as water supply and sewerage.

Some land in the southern part of this Area is subject to flooding and therefore any development of this land will need to be carried out in accordance with the Flood Prone Land Code. Rockhampton – Emu Park Road along the southern boundary of the Area is a state controlled road whose function is also to be protected from any adverse impacts caused by any development within the Area.

The eastern boundary of this Area abuts the Berserker Range Environmental Protection Area and in particular land that has previously been refused for residential development. This Area purposely does not include that land as being suitable for residential development for as long as the Lakes Creek Meatworks is located nearby and influencing the amenity of the Area. The inclusion of that land within this Area as an extension of this Area is not consistent with the intent of this Area. Therefore, this Area is not to extend east of Cooper Street.



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A portion of this Area also shares a common boundary with the *Berserker Range Environmental Protection Area*, which contains land that has been identified as bushfire prone. Consequently, particularly those property owners / residents whose property shares a common boundary with the adjoining *Berserker Range Environmental Protection Area* have a duty of care to implement measures on an ongoing basis that reduce the risk of bushfire on their properties.

Within Stenhouse Park located along Rockhampton – Emu Park Road opposite Dee Street is a war memorial funded by the workers at the Lakes Creek Meatworks that has been relocated to the park from where it previously stood opposite the Kalka Hotel further east along Rockhampton – Emu Park Road. Any development within the park or along Rockhampton – Emu Park Road is to ensure that this memorial is preserved.

On the southern boundary of this Area along Rockhampton – Emu Park Road, a memorial avenue of trees (*Peltophorum pterocarpum*) has been established which includes some trees that have been relocated to this Area from the North Rockhampton Stables Residential Area as a consequence of roadworks. These trees were originally planted by workers at the Lakes Creek Meatworks in memory of fellow workers who died in the Second World War. It is intended that this memorial avenue of trees will be protected from road widening or other development wherever possible and be extended in the future to the site of the Lakes Creek Meatworks.



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PRECINCT 1 – RESIDENTIAL PRECINCT
LAKES CREEK RESIDENTIAL CHARACTER

Description

The Lakes Creek Residential Character precinct is located north of Rockhampton – Emu Park Road south of the Lakes Creek State School, east of Cooper Street and includes allotments fronting onto Mackay Street as the precincts eastern boundary.

Intent

This area was established in 1871 when the first group housing in Rockhampton was carried out by the Lakes Creek Meatworks for its employees between 1871 and 1900 when numerous workers cottages were built. While many of the original cottages have been removed or demolished, there still remains some early evidence of the small community centred around the meatworks that was originally created which over time has and still does influence the character of the precinct. The small, low set timber cottages that remain are characterised by lattice panels above timber balustrades or enclosed front verandahs, pitched roofs, metal window hoods and modest decorative elements.

It is intended that future development within the precinct will be for residential uses only that maintain or reinforce the character of the precinct, by retaining the remnant examples of the early settlement, including early houses and the isolated character of the subdivision that occurred. Demolition or removal of existing building stock that exhibits character elements is discouraged with the sympathetic renovation, maintenance and repair of buildings encouraged instead.

Also of importance is the Church located in Paterson Street opposite the state school, not only because of the history of the site but the role it has played within the Lakes Creek community.



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LAKES CREEK RESIDENTIAL AREA

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>	
• Home Occupation	Home Occupation / Home Based Business Code
• House	House Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Lakes Creek Residential Area Map and where not an ERA	Sports and Recreation Code
• Special Needs Accommodation Building	House Code
<u>Code Assessable</u>	
<i>For advice on all the codes applicable, refer to sections 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	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
<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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LAKES CREEK 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

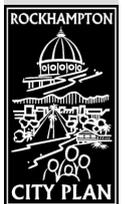
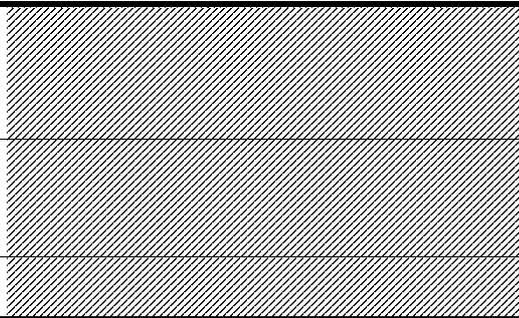
- **Operational work for excavation or filling** Filling or Excavation Code; and Steep or Unstable Land Code

- **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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LAKES CREEK RESIDENTIAL AREA
Precinct 1 – Residential Precinct
Lakes Creek Residential Character

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 Lakes Creek Residential Area Map and where not an ERA	Sports and Recreation Code
• Special Needs Accommodation Building	House Code; and Residential Design – Character Code

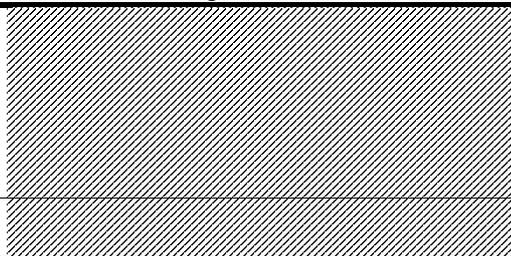
Code Assessable

For advice on all the codes applicable, refer to 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
• Demolition Work , on a character house or a non-residential character building when not minor building work and not a heritage place.	Demolition Code
• Duplex	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 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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LAKES CREEK RESIDENTIAL AREA
Precinct 1 – Residential Precinct
Lakes Creek Residential Character

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 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 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

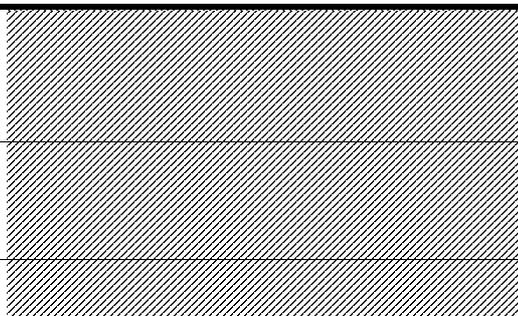
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Impact Assessable

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- **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.



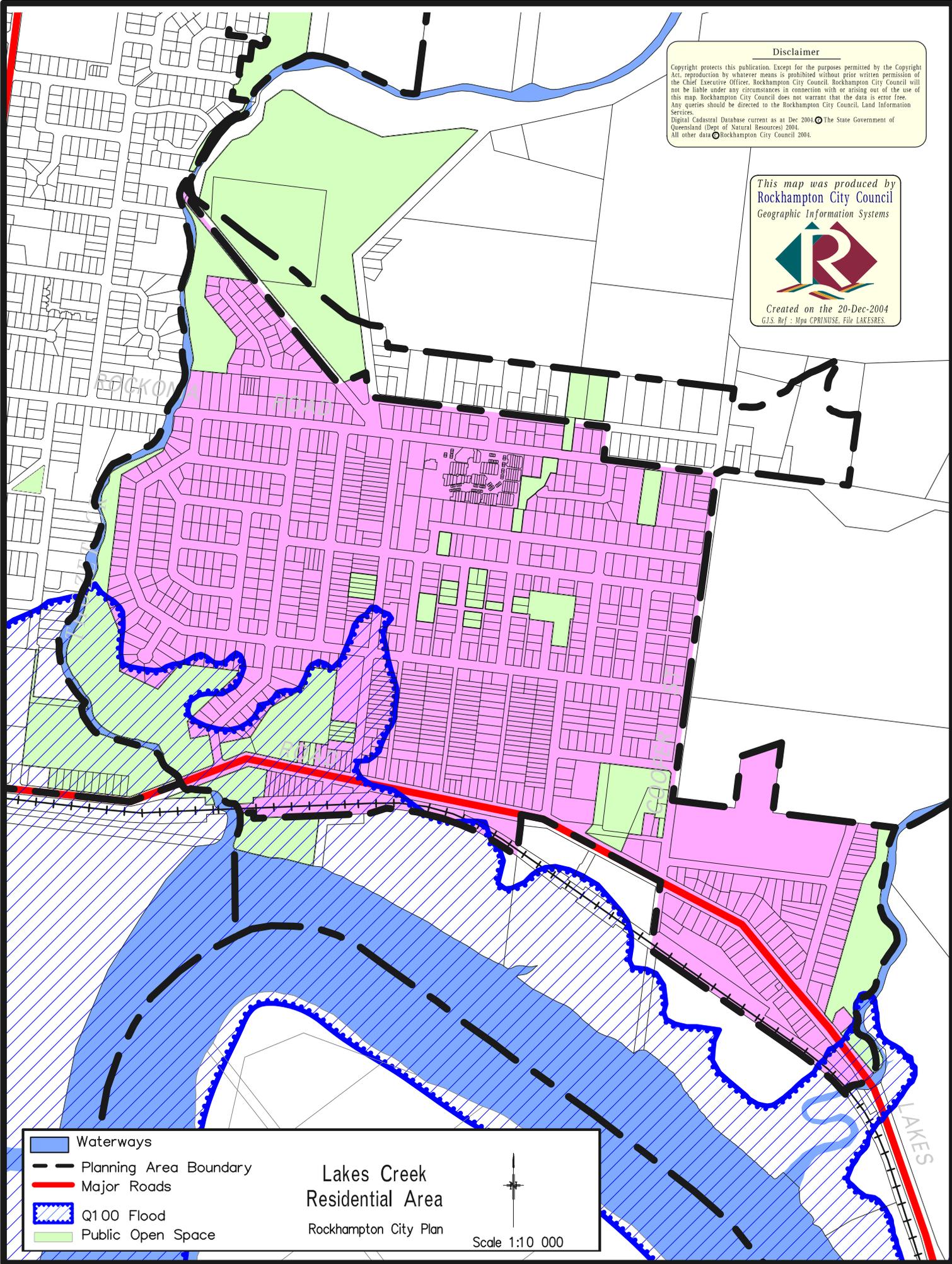
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- Waterways
- Planning Area Boundary
- Major Roads
- Q100 Flood
- Public Open Space

Lakes Creek
Residential Area
Rockhampton City Plan



Scale 1:10 000

Lakes Creek Residential Area

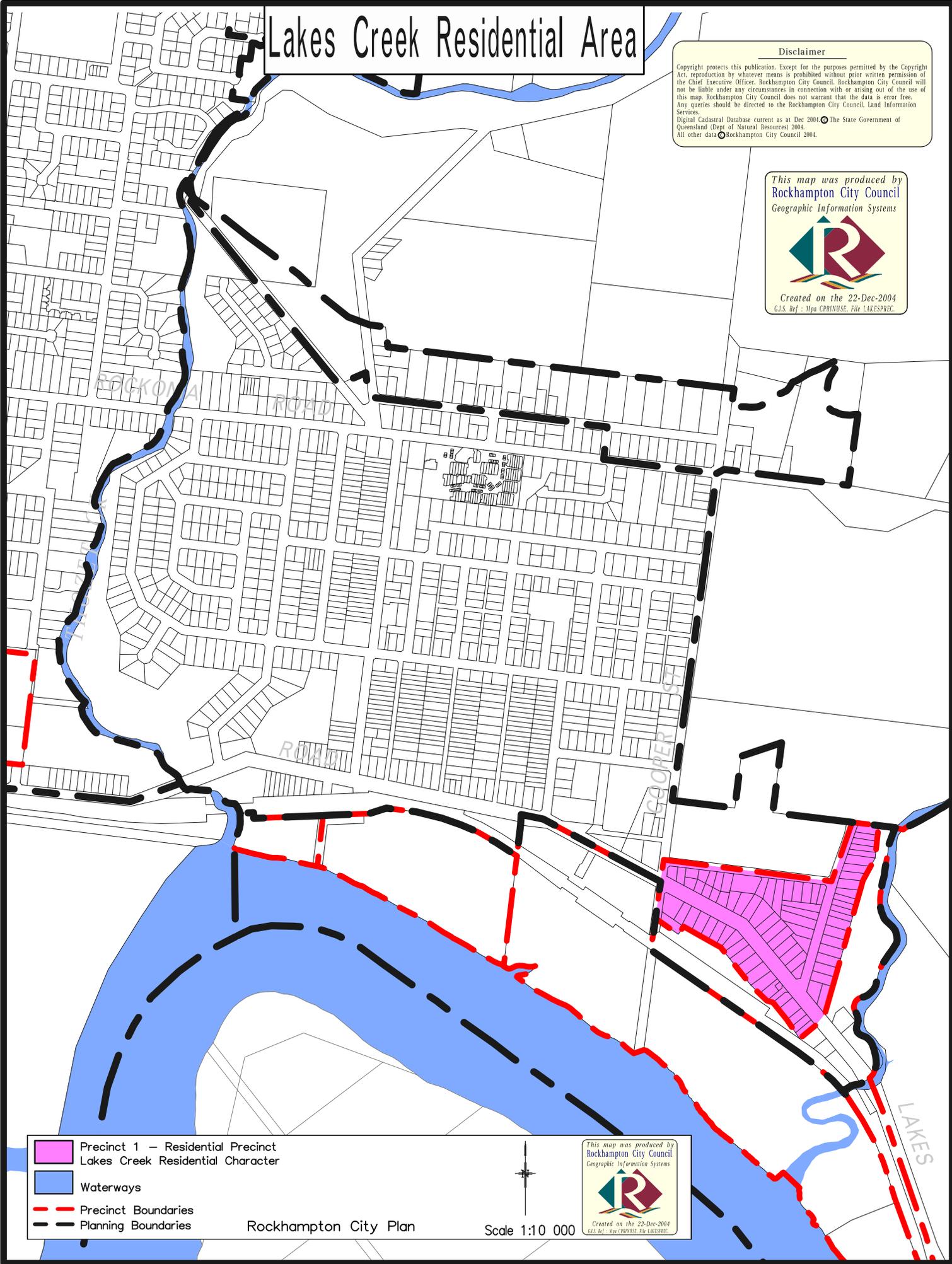
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-  Precinct 1 – Residential Precinct
Lakes Creek Residential Character
-  Waterways
-  Precinct Boundaries
-  Planning Boundaries

Rockhampton City Plan

Scale 1:10 000

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