

THE TOWN COMMON SPECIAL USE AREA

Description

The Town Common Special Use Area is located between the Fitzroy River and Lakes Creek Road, in proximity to the Fitzroy Bridge in North Rockhampton. It is bound by Lakes Creek Road to the north; the Fitzroy River to the east and south; and the Bridge Street Residential Area to the west. The Emu Park Railway line also traverses the Area, adjacent to Lakes Creek Road.

The Area contains a number of special purpose facilities, as well as open space and sport and recreation facilities. Existing facilities in the Area include the Callaghan Park Racecourse, Council's landfill facility / waste transfer station, the North Rockhampton wastewater treatment plant, Council's large animal pound, park and recreation facilities, and a nursery.

The Area, including the access roads, are subject to widespread flooding from the Fitzroy River and Frenchmans Creek, and are designated as "High Hazard Floodway".

Intent

It is intended that the Town Common Special Use Area continue to accommodate a range of special purpose facilities such as Callaghan Park Racecourse, Council's landfill facility / waste transfer station, the North Rockhampton wastewater treatment plant, Council's large animal pound, park and recreation facilities, and a nursery.

The provision of additional infrastructure at Callaghan Park racecourse is consistent with the intent for the Area, as is its use for a range of social functions throughout the year. The facility serves the Capricorn region and, therefore, as the region grows it is anticipated that infrastructure at the facility may also need to be upgraded and increased. Other compatible uses at the racecourse include turf farming, agricultural uses, and floriculture.

A plant nursery currently operates within this Planning Area. Whilst the plant nursery is consistent with the intent for this Planning Area, the redevelopment of the site for alternative purposes will be limited, due to the flooding potential of the land, and the potential risk to downstream environments (such as the Great Barrier Reef) from contamination by undesirable pollutants.

Council's current landfill facility located within this Area has approximately twelve (12) years more capacity and, therefore, based on current estimates will reach the end of its life by around 2013-2014. As parts of the facility reach their capacity, they are mounded, with the long-term intention that the site will be available for passive recreation purposes. Ongoing rehabilitation of the landfill facility will also continue to occur to ensure the health of the Fitzroy River is maintained. However, in accordance with its current use, it is intended that it will continue to be used in some capacity for waste treatment / storage as a



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waste transfer station or waste minimisation facility. Consequently, the Area will, for the foreseeable future, be impacted on by heavy vehicles and other vehicular traffic.

Land located between Council's landfill facility and the Fitzroy River is tidal and, therefore, regularly floods. There is a canal in this location, a number of mangroves, and some rare vegetation. Other land located between Lakes Creek Road, Frenchmans Creek, and the Fitzroy River is also tidal and, therefore, severely flood prone. For this reason, land in either location will not be suitable for most forms of development in the future and, therefore, is to remain in its natural state.

A significant strip of land adjacent to the River has been developed for sport and recreation purposes, with associated infrastructure. The continued development and use of this land for recreation purposes is consistent with the intent of the Area.

A portion of land located between the landfill site and Lakes Creek Road has been developed as a bird wetland sanctuary and is visited by a number of different bird species, including endangered species. It is intended that only further works that enhance this facility will occur at this location in the future. Additional vegetation is also planned for this site.

The North Rockhampton Wastewater Treatment Plant is located in this Planning Area. This facility services a large proportion of North Rockhampton and has potential to be upgraded in the future to service a wider catchment. The existence and possible expansion of the facility is consistent with the intent for the Area.

There is a large animal pound for horses and goats, etc. on land adjacent to Lakes Creek Road, which is intended to remain in this location for the life of this Planning Scheme.

On the northern boundary of this Area along Rockhampton – Emu Park Road, a memorial avenue of trees (*Peltophorum pterocarpum*) were 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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Material Change of Use / Building Work

Development Type	Primary Code(s)
Self Assessable	
<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>	
<ul style="list-style-type: none"> Outdoor Sport and Recreation, on land designated as Public Open Space on The Town Common Special Use Area Map and where not an ERA 	Sports and Recreation Code
<ul style="list-style-type: none"> Stable 	Stables Code
Code Assessable	
<i>For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.</i>	
<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"> Caretakers Residence 	Caretakers Residence Code
Impact Assessable	
<ul style="list-style-type: none"> Any other Material Change of Use and associated Building Work for what is not otherwise stated as Exempt, Self Assessable or Code Assessable Development. 	
<ul style="list-style-type: none"> Building work for demolition of a Heritage Place. 	



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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 Special Use 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 Special Use 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 Special Use 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

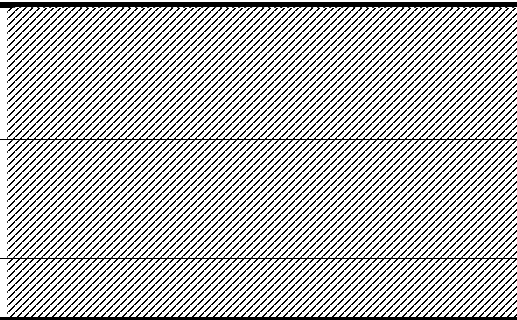
- **Operational work for excavation or filling** Filling or Excavation Code; and Steep or Unstable Land Code

- **Operational work for Reconfiguring a Lot** Reconfiguring a Lot Code; and External 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 2000m² or more. Reconfiguring a Lot Code

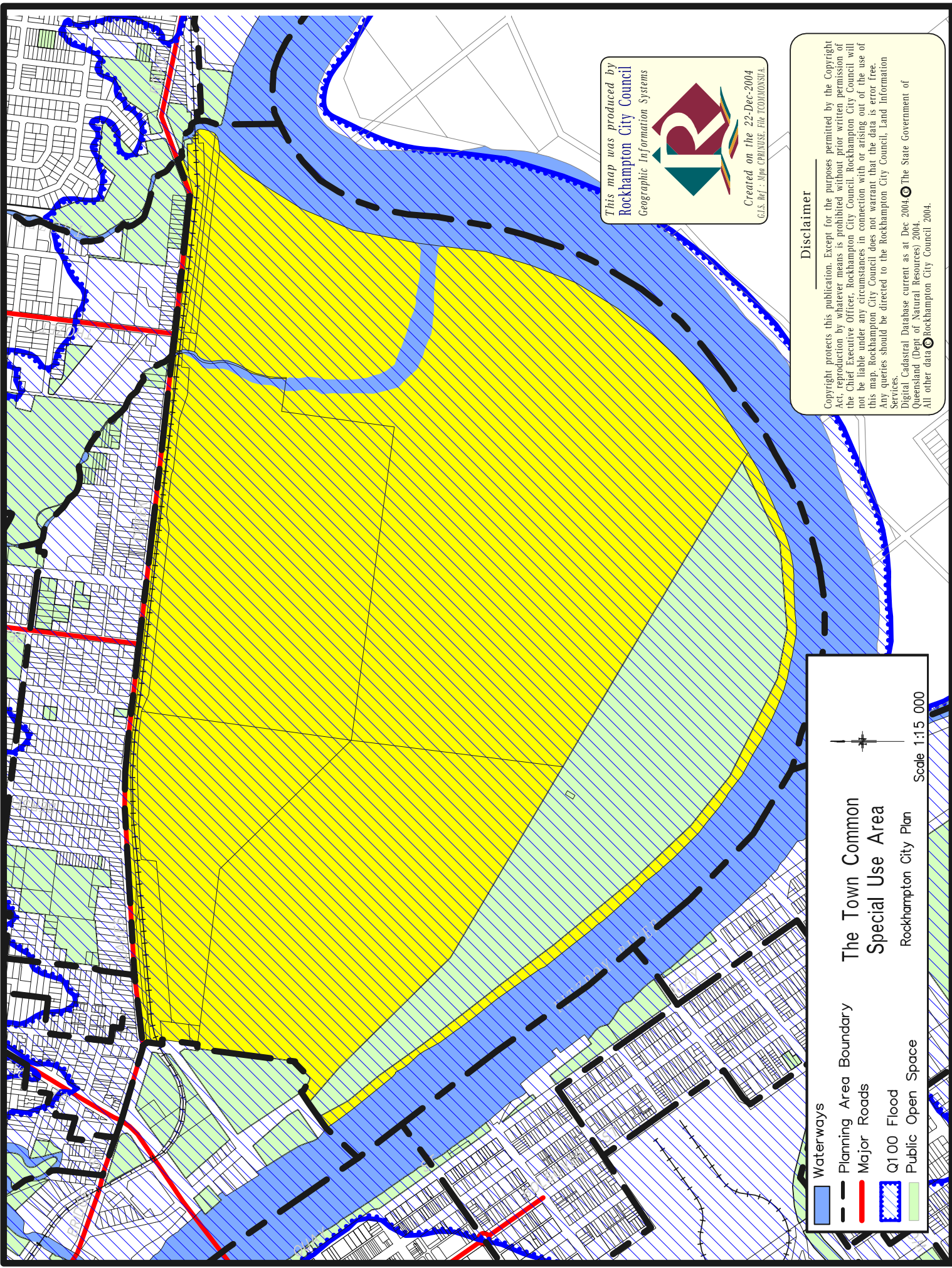
Impact Assessable

- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than 2000m²
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Special Use Area.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



CHAPTER 4
THE TOWN COMMON SPECIAL USE AREA





This map was produced by
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 Geographic Information Systems








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The Town Common
Special Use Area
 Rockhampton City Plan
 Scale 1:15 000

	Waterways
	Planning Area Boundary
	Major Roads
	Q100 Flood
	Public Open Space