

WANDAL RESIDENTIAL AREA

Description

Wandal is the north-western portion of south Rockhampton. The Area is bound by the Fitzroy River and Lion Creek to the north and east; the Airport Special Use Area to the west; and Rundle and North Street to the south. However, some properties located within this Area, and in proximity to the Fitzroy River and Lion Creek, are flood prone. These properties are designated as either "Floodway Low Hazard" or "Flood Fringe Low Hazard".

This Area is among the older areas of Rockhampton, and accommodates development that does not generally exceed two (2) stories in height. It has a residential character, dominated by houses. However, there is a large residential complex located within the Area, known as Talbot Estate, which provides independent living units on small allotments for the aged, as well as Eventide nursing home which also provides care for the aged. Otherwise, there is one other large multi-unit dwelling development located within the Area, which is provided by the State Government.

This Area accommodates a large number and range of recreation and sporting facilities, including the Ski Gardens and the showgrounds. These sporting facilities include Jardine Park and Victoria Park which both provide for a range of sports, including netball, tennis, basketball, gymnastics and trampolining, lawn bowls, rugby league, and cricket. The Area also accommodates the Leichhardt Rowing Club and the Rockhampton memorial pool. The showgrounds, located centrally within the precinct, is used for a range of functions and events throughout the year.

There are few other non-residential uses located throughout the Area, apart from the designated local shopping / neighbourhood precinct in Wandal Road, between Exhibition Road, Baden Powell Street, Woodville Street and Bevis Street, and along Baden Powell Street between Wandal Road and Tuson Street. This precinct provides for the convenience needs of the Area as well as for part of the neighbouring former Fitzroy Shire.

Intent

It is intended that the Wandal Residential Area will retain a residential character, dominated by houses on individual allotments. The Area will also continue to accommodate a Local shopping / Neighbourhood Centre precinct, servicing the convenience needs of the neighbourhood, as well as the convenience needs of persons living in the adjoining former Fitzroy Shire. However, expansion of this Local shopping / Neighbourhood Centre outside its existing boundaries, as identified in the description above, is not encouraged. Refer to the individual Intent and Assessment Table for the precinct, included in this Planning Area. Existing recreational uses, including the showgrounds, are also an integral and important character element of the Area, however, whilst the showgrounds are being redeveloped into a multi-purpose facility that will



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cater to an even more diverse range of functions and events, it will not compromise the livability of Wandal as a Residential Area.

While it is anticipated that some additional multi-unit dwelling and duplex development will occur throughout this Area, it will not be of a scale that adversely impacts or alters the character of the Area or part of the Area or adversely impacts the residential amenity of surrounding residents. The location of any new multi-unit dwelling development in the Area is to be in close proximity to the local shopping / neighbourhood precinct on Wandal Road. However, development of this type is not foreseen until significant noise sources such as the speedway are relocated away from the Showgrounds. Duplex development will be considered throughout the Area, as long as it does not proliferate, and does not compromise the primary residential character of the Area, which is houses on individual allotments.

Some land located within this Area is subject to flooding in a 1 in 100 year flood event. Consequently, new development or extensions to existing development will be required to implement flood mitigation measures, in accordance with the provisions of the Flood Prone Land Code.

The showgrounds which are located on the corner of Lion Creek Road, Exhibition Road, and New Exhibition Road, are currently utilised as a multi-purpose facility catering to the annual Rockhampton show, speedway meets, swap meets, conventions, career markets, home expos, music jamborees and the occasional cattle sale. The showgrounds have also been used for the internationally renowned Beef Exposition, as a result of the close association Rockhampton has with the Beef Industry. Whilst it is intended that the showgrounds will be used for a variety of functions and events throughout the year, those events must not adversely effect or impact on the residential amenity and character of the Area. The showgrounds are currently in the process of being upgraded to provide additional and improved facilities such as new buildings, grandstand, amenities and the like, which will allow the facility to be utilised for an even greater range of functions and events throughout the year. The provision of sufficient carparking, the control of light spill, and the implementation of noise attenuation measures, etc. will be a necessary consideration in relation to the future development of the showgrounds, to protect the residential amenity of residents living in this Residential Area.

An expansion of the beef festival activities or other major activities held at the showgrounds into Victoria Park, in the area adjoining the Brothers Leagues Club, is also anticipated on occasion. However, potential impacts are to be minimised, to ensure the amenity of the surrounding residents is not unduly compromised.

The Brothers' Leagues Club is a significant entertainment facility located within Victoria Park. The licensed club, which was recently expanded, is well positioned away from residential properties in the Area. Limited carparking is provided on site to service patrons, however, some carparking has been provided in the Lion Creek road reserve. Any future expansion of the premises will be required to ensure that existing carparking on site is not further compromised, with additional carparking provided.



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There are a small number of local shops / commercial uses located throughout 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. 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.

There are some vacant allotments located at the western end of Lion Creek Road that are flood prone. These allotments are not considered particularly suitable for residential purposes, given that they are located in a Floodway. Consequently, the allotments would be best developed for non-residential purposes in the form of a plant nursery or the like.

This Area contains a substantial number of the City's sporting and recreational infrastructure. The continued provision and maintenance of this infrastructure is intended to continue. The Ski Gardens are an important recreational asset to the City and the region and provide an access point to the River for the community to undertake such activities as fishing, power boating, rowing and canoeing, etc. Consequently, any future development in this location will not compromise opportunities for water-related activities in this location. It is also used for gatherings such as picnics, spectators watching events held on the River and special events like music festivals. It is, therefore, intended that the Ski Gardens be further developed as a regional waterside picnic park and used throughout the year for a variety of events and activities. However, the use of the Ski Gardens for a variety of events and activities will not adversely compromise the liveability of this Area as a Residential Area. Otherwise, there are few community uses located throughout the area, apart from Rockhampton High School located in Campbell Street, the CWA facility located on the edge of Jardine Park in Wandal Road, a scout hall located in Jones Street, and a community facility located in Cavell Street. The Southside United Sports Club also exists adjacent to Jardine Park, providing significant support to sporting groups as well as a club facility for members of the community.

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:



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- 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.

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 the Fitzroy River and Lion 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.

PRECINCT 1 – COMMERCIAL PRECINCT
WANDAL LOCAL SHOPPING NEIGHBOURHOOD CENTRE

Description

The Wandal Local Shopping / Neighbourhood Centre incorporates the existing local shops and businesses located in Wandal Road, between Exhibition Road, Baden Powell Street, Woodville Street and Bavis Street, and along Baden Powell Street between Wandal Road and Tuson Street, as identified on the precinct plan.

Intent

It is intended that the Wandal Local Shopping / Neighbourhood Centre will retain a local convenience focus for the residents of the Area, by providing shops and commercial services primarily utilised by the local community. In conjunction with the existing hotel, supermarket and specialty shops and commercial services, the precinct may accommodate small scale offices (as defined in the Activity Centres Code), cafes and restaurants, medical centres, and community uses. These uses are consistent with the intent for the Precinct, subject to the scale of the development being compatible with 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 or the district centre of Allentown, and expansion outside the identified precinct boundaries will not be supported. Uses not consistent with the intent of the Precinct include medium to large scale offices and entertainment facilities, both of which are desirably located in the CBD and service industry uses.

There is currently a tyre service centre located in this Precinct. Whilst this use serves a local need, it is not intended that additional uses of this type, including other service industries be established in this Precinct or Area. However, it is intended to allow the existing tyre service centre located at Lots 1-3 RP602242 to expand its services on site to continue servicing the local community, provided it can mitigate any impacts on other surrounding land uses. Expansion of the development onto Lot 4 RP601762 is also able to occur

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provided it is amalgamated with the other allotments and also able to mitigate any impacts. Any new buildings on any of the allotments, especially on Lot 4, will be required to be orientated to address Wandal Road and designed to be consistent in built form with the commercial streetscape of Wandal Road¹. If unable to comply with the above in all aspects mentioned, any expansion would be inconsistent with the intent for this Precinct.

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

- Appropriate separation of land uses, including fencing and landscaping, where considered necessary;
- Appropriate sound mitigation for restaurants or after hours uses; and
- Sound mitigation on refrigeration or air conditioning units.

The Precinct has a particular pre-war character, as a result of the age of the buildings; their location on the property boundary to the street; their scale; as well as the provision of awnings over the footpath. Consequently, new development is to complement and reflect this traditional style and character, by being outwardly focused with active frontages to the street.

A carparking survey undertaken 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 approximately 50 spare spaces within this Precinct. (This doesn't include the 18 spaces currently existing on the tavern site). 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, if Council agrees 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.



¹ This would include for example an awning above the verge and a pedestrian entrance from Wandal Road.

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WANDAL RESIDENTIAL AREA

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>	
• Home Occupation	Home Occupation / Home Based Business Code
• House	House Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Wandal Residential Area Map and where not an ERA	Sports and Recreation Code
• Special Needs Accommodation Building	House Code
Code Assessable	
<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 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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WANDAL 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

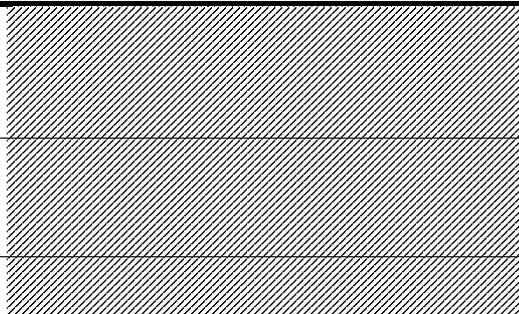
- **Operational work for excavation or filling** Filling or Excavation Code; and Steep or Unstable Land Code

- **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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WANDAL RESIDENTIAL AREA
Precinct 1 – Commercial Precinct
Wandal 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
<ul style="list-style-type: none"> • Emergency Services 	Commercial Centres Self Assessable 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 Wandal 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.

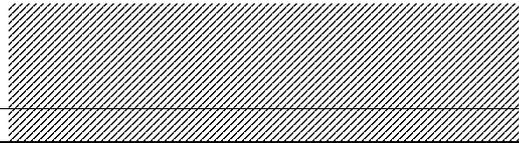
<ul style="list-style-type: none"> • Building work at a Heritage Place 	Heritage Place Code
<ul style="list-style-type: none"> • Building work for a Swimming Pool 	Swimming Pool Code
<ul style="list-style-type: none"> • Car Park 	Activity Centres Code and Parking and Access Code
<ul style="list-style-type: none"> • Caretakers Residence, when above or behind a non residential land use or when on land designated as Public Open Space on the Wandal 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
<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
<ul style="list-style-type: none"> • Home Based Business 	Home Occupation / Home Based 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 and 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 Centre Code

Impact Assessable



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- 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.



WANDAL RESIDENTIAL AREA
Precinct 1 – Commercial Precinct
Wandal 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

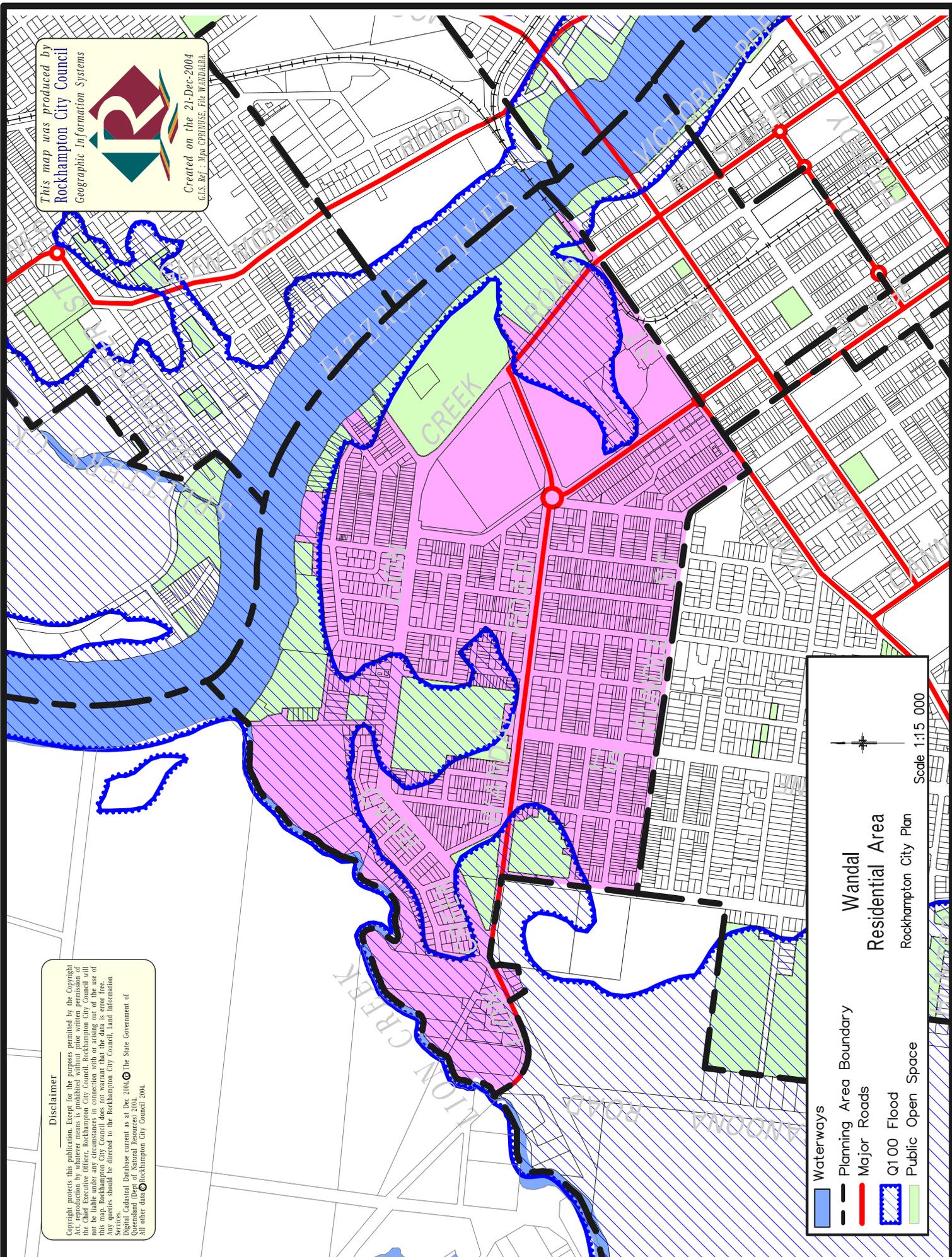
- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than 600m²
- **Advertising Sign**, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Commercial Area or Precinct.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



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Wandal Residential Area
 Rockhampton City Plan
 Scale 1:15 000

	Waterways
	Planning Area Boundary
	Major Roads
	Q100 Flood
	Public Open Space

