

BRIDGE STREET RESIDENTIAL AREA

Description

The Bridge Street Residential Area is located adjacent to the Fitzroy River and the Fitzroy Bridge in North Rockhampton. It is bound by the Fitzroy River to the west; Horace Street, Moores Creek Road and Dowling Street to the north; the North Rockhampton Consolidation Residential Planning Area and Bridge Street to the east; and Callaghan Park Raceway to the south.

The Area is characterised with clusters of residential development generally not exceeding two (2) stories in height, with a range of different land uses dispersed throughout the Area. There is a caravan park located centrally in the Area, open space and recreational facilities located throughout the Area, and a number of other individual land uses. The Area is dissected by the Fitzroy Bridge, the Neville Hewitt Bridge and the railway line. Both bridges cross the Fitzroy River, connecting north and south Rockhampton. It is also where Moores Creek discharges to the Fitzroy River.

The land in this Area is flat and the majority of the Area is subject to varying degrees of flooding, from "Floodway High Hazard" to "Flood Fringe Low Hazard". Only a small portion of the Area is flood free, with flood free access.

Intent

Whilst there are a range of uses located within this Area, it is intended that the existing clusters of residential development in the form of houses on individual allotments be preserved. The two facilities which provide residential accommodation in the Area (Neville Bonner Hostel and the Riverside Caravan Park) are intended to continue into the future with the ability to expand where necessary. Additional permanent or non-permanent residential development such as a motel or unit development focusing on the Fitzroy River or Kershaw Gardens is consistent with the intent for this Area, particularly in those locations that are flood free, subject to potential impacts on existing residential development being adequately addressed. Further residential subdivision which provides for additional allotments or smaller allotments is, however, generally inconsistent with the intent of the Area, given the majority of land located within this Area is flood prone.

There are a significant number and range of open space / recreation facilities located throughout this Area, including the North Rockhampton Bowls Club; the North Rockhampton Cricket Ground, incorporating the Australian Rules Football venue; and the Police and Citizen's Youth Club (PCYC), incorporating existing and proposed skate park facilities located within Stapleton Park. The Area also accommodates one of the City's boat ramps and access to Kershaw Gardens



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can be gained through this Area. There is a significant amount of remaining parkland in this location, however, it has not all been developed for organised or passive recreation purposes. The development of these areas for recreation purposes is consistent with the intent of this Area.

There are currently a small number of non-residential uses located throughout this Area, particularly in Reaney Street, including a service station on the corner of Bridge Street. Kershaw House is also located within the Area and at one time a reception centre, restaurant, bar and bistro operated from the premises. Whilst it is not generally anticipated that additional commercial uses will be required in this Area, or that existing uses will expand, extensions that would constitute a material change in the intensity or scale of the use, beyond what would be reasonably expected in a residential Area, are inconsistent with the intent for the Area if they compromise or have the potential to compromise any of the remaining residential clusters. Any extensions must be consistent with the character of the Area and not adversely affect the amenity of surrounding residents. Alternatively, any proposal to use these non-residential premises for a residential purpose is consistent with the intent of this Area. With regard to Kershaw House, alternative uses to residential may include community / recreation use category uses where the uses do not compromise the amenity of surrounding residents.

There are some community / educational uses located in the Area, including the Central Queensland Christian College primary school, a Saint Johns Ambulance facility, an historical chambers, and a road safety training school. If a need can be demonstrated for additional community uses, existing infrastructure should generally be converted for this purpose, particularly where the land is flood prone, to ensure that additional infrastructure is not constructed in the flood prone areas.

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.

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 Moores 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



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community. Where possible and appropriate, these walkways will connect with Council's parks, open spaces, and recreation facilities.

CHAPTER 4 BRIDGE STREET RESIDENTIAL AREA



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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 Bridge Street 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 , on land designated as Public Open Space on the Bridge Street Residential Area Map	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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Operational Work / Reconfiguring a Lot

Development Type

Primary Code(s)

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

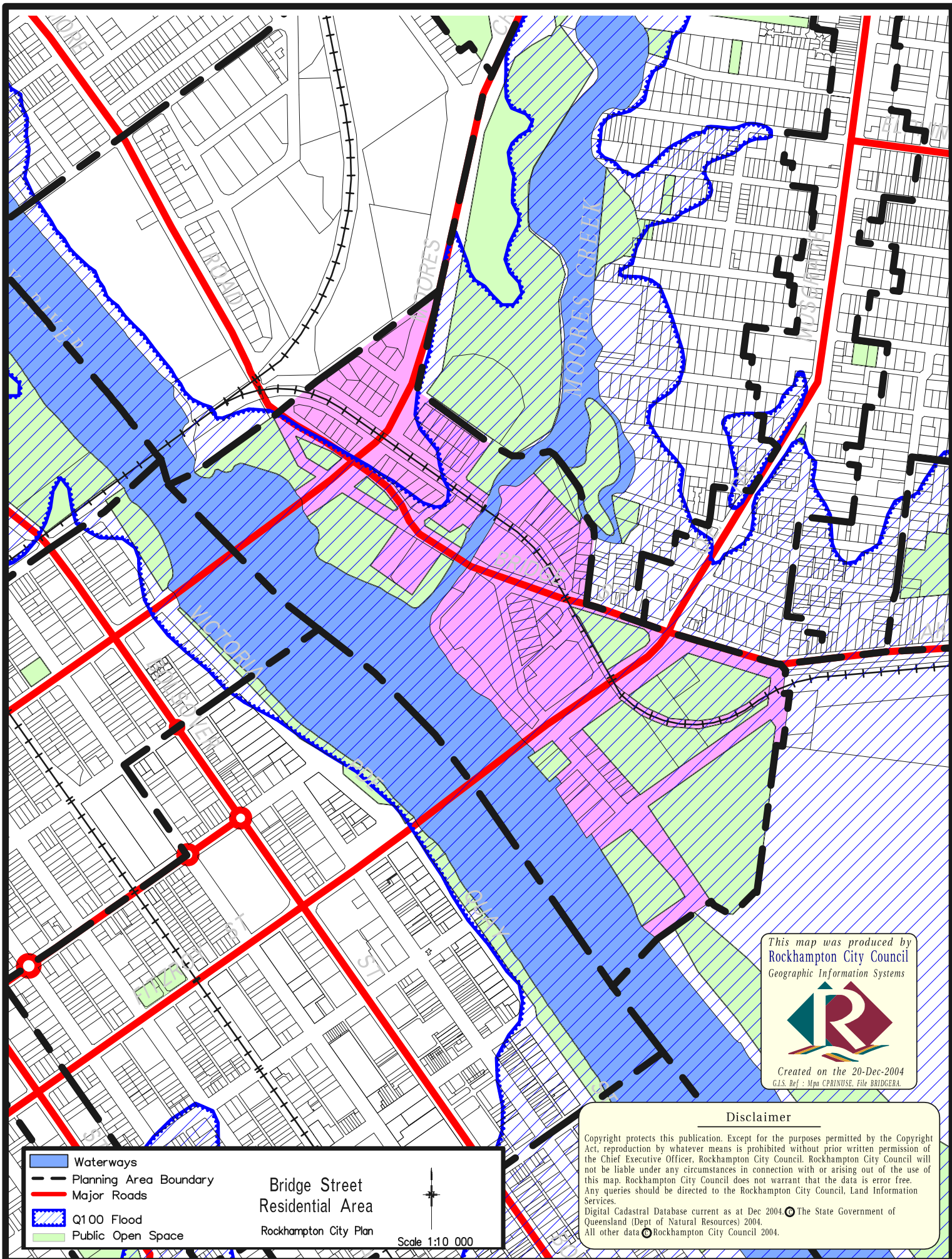
- **Reconfiguring a Lot**, where no additional allotments are created or where additional allotments are created, all resulting allotments have an area of 600m² or more.

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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 Geographic Information Systems



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Waterways

Planning Area Boundary

Major Roads

Q100 Flood

Public Open Space

**Bridge Street
Residential Area**

Rockhampton City Plan

Scale 1:10 000