

LIMESTONE CREEK RESIDENTIAL AREA

Description

The Limestone Creek Residential Area is located off Yaamba Road and across the road from the Central Queensland University. The Area is bound by Yaamba Road to the east; Farm Street to the South; McLaughlin and Carlton Streets, Price Ave, Limestone Creek, and the Parkhurst Industrial Area to the west; and also the Parkhurst Industrial Area to the north. Limestone Creek traverses this Planning Area in two locations, along its western boundary. A portion of Limestone Creek and its environs, located within this Planning Area, has been found to have cultural heritage significance to the local Darumbal aboriginal people.

The Area primarily accommodates houses, including some duplex and multi-unit dwelling development in selected locations, however, it also incorporates a number of non-residential uses, including the Dreamtime Tourism and Cultural Centre and Motel, the music bowl entertainment venue, a large church with associated infrastructure, the Glenmore State Primary and High Schools, a CSIRO research facility and a water reservoir.

Whilst much of the developed land is flat, a portion of the northern half of the Planning Area, which is largely undeveloped, is steep. The steeper land incorporates a water reservoir and much of the land owned by the CSIRO. The majority of existing development in the Area is single storey.

Intent

It is intended that the Limestone Creek Residential Area will primarily accommodate houses, however, due to the Area's proximity to the university, other forms of residential accommodation, including student accommodation, will also be consistent with the intent for the Area in some locations. Duplex development is a compatible form of residential development throughout the Area, as long as it does not proliferate, and does not compromise the primary residential character of the Area, which is a house on individual allotments. Other forms of multi-unit dwelling development, including student accommodation, will be located on larger allotments 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. It is also intended that multi-unit dwelling development not be located in a cul-de-sac and have good pedestrian access to the University. Carlton Street will continue to be the main access road into this Area, off Yaamba Road.

This Residential Area adjoins the Parkhurst Industrial Area located to the west of this Planning Area. While in some locations there are physical barriers between the two Areas, including roads and Limestone Creek, in other locations industry and residential development share a common boundary. Consequently, existing and future industrial uses will have varying degrees of impact on the



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residents of this Planning Area. Those residents most affected are located along the western edge of this Planning Area, in the vicinity of McLaughlin Street and Peppermint Drive. To minimise adverse impacts, existing industrial uses located within the Parkhurst Industrial Area, on the eastern side of McLaughlin Street with residential development at the rear, will be required to provide a 30 metre wide landscaped buffer at the rear of the industrial site should they be redeveloped in the future.

To protect the integrity of existing industrial uses located on the western side of McLaughlin Street and Limestone Creek in the Parkhurst Industrial Area, the following sites will not be developed for residential purposes as long as existing industries, located in the Parkhurst Industrial Area, generate impacts beyond their boundaries:

- Lot 1 on RP613177 – CSIRO Research Facility;
- Lot 1 on RP611380 – Water Reservoir;
- Lot 219 on LN2518 – Music Bowl Entertainment Venue; and
- Lot 222 on LN2628 – Dreamtime Tourism and Cultural Centre and Motel (excluding the construction of additional motel units at the Dreamtime Tourism and Cultural Centre, which is consistent with the intent for the Area).

Should existing High Impact Industries such as QMAG, located in the Parkhurst Industrial Area, relocate or modify their operations so that all impacts are contained within the boundaries of their sites, then the development of the abovementioned allotments for residential purposes will be reconsidered.

Industrial development is not consistent with the intent of this Planning Area, therefore, no new industrial development will be constructed within this Area. In the long-term, it is desirable that the existing industrial development located on McLaughlin Street between the Glenmore State Primary School and Stenlake Park will relocate to a more appropriate site, with the land to be used for either residential or recreational uses instead. To this end, extensions to the existing use that would constitute a material change in the scale of the use will not be consistent with the residential intent for this Planning Area.

As previously described, there are a number of large non-residential developments located within this Area, including the Glenmore State and High Schools, the Cathedral of Praise Assembly of God Church and School, the Dreamtime Tourism and Cultural Centre and Motel, the music bowl entertainment venue, and a CSIRO research facility. Alterations, including the expansion of any of these non-residential uses, which constitutes a material change in the scale of the use, will only be consistent with the intent for the Area where the size, scale and intensity of the use does not have a detrimental impact on the amenity of surrounding residents or the National Highway, and does not compromise the integrity of the Parkhurst Industrial Area in any way. Alternate uses which may also be suitable on all sites mentioned above, also includes community / government or park / recreation uses. However, new development on these sites will need to demonstrate that:

- Sufficient carparking can be provided on site;
- Buildings will not adversely overshadow or overlook adjacent residential dwellings;



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- The hours of operation of the use or the placement of facilities will not disturb the residential amenity of surrounding residents; and
- The use will not adversely affect or impact on the integrity and function of the National Highway.

Commercial uses are not consistent with the intent for this Area. Significant tracts of land already exist along Yaamba Road, south of this location for commercial development, in other Planning Areas. In addition, the Glenmore Business Centre located on the opposite corner of Farm Street and Yaamba Road is intended to accommodate commercial development to serve this Area.

There is one large park located within this Area, referred to as Stenlake Park, which is used for organised recreation purposes. Otherwise, there are smaller parks located throughout the Area, with varying amounts of associated infrastructure. These uses are intended to continue.

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 Limestone 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 Limestone Creek and its environs has been found to be culturally significant to the local Darumbal aboriginal people, public access to this area beyond that which currently exists, may not be appropriate.

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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 Limestone Creek 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 section 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 complying with all the relevant Acceptable Solutions listed in the House Code.	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)
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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

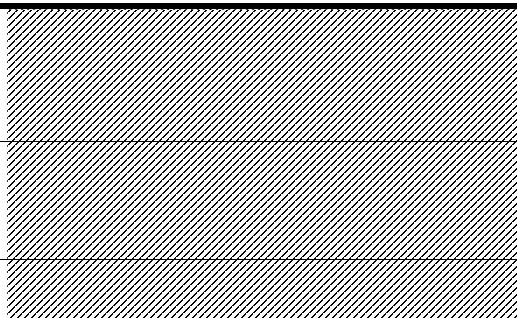
- **Operational work for excavation or filling** Filling or Excavation Code; and Steep or Unstable Land Code






- **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.




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

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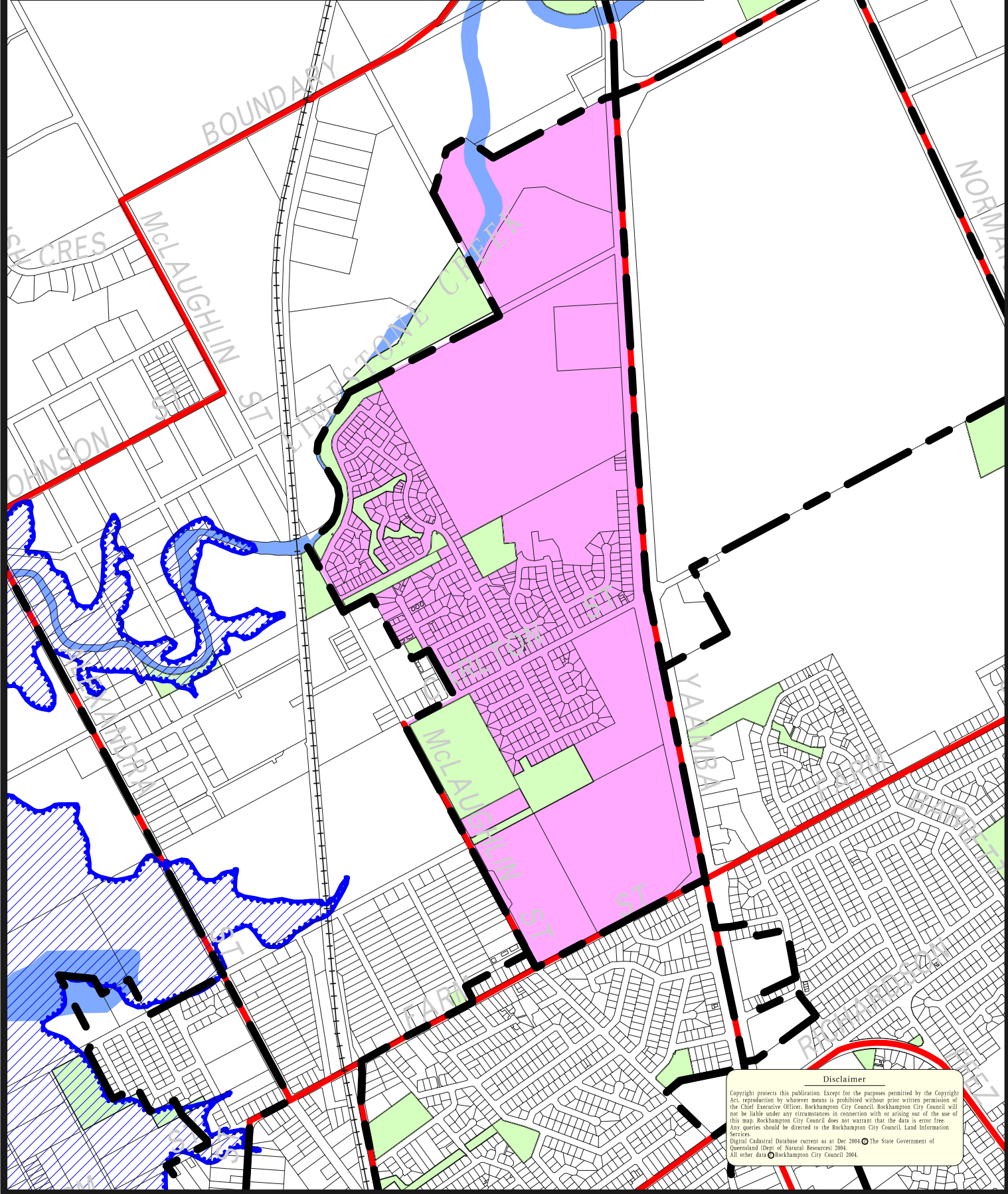
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This map was produced by
Rockhampton City Council
Geographic Information Systems



Created on the 20-Dec-2004
GIS Ref: 1001/00001/0000000000



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