

## **NORTH ROCKHAMPTON STABLES RESIDENTIAL AREA**

### ***Description***

The North Rockhampton Stables Residential Area is low-lying land, located in proximity to Callaghan Park Racecourse, off Rockhampton - Emu Park Road. It is bound by Rockhampton - Emu Park Road to the south; Frenchman's Creek to the east; Rodboro and McKean Street to the north; and Edward Street to the west.

The Area has a residential character, albeit a different one when compared to other Residential Areas due to the stables accommodated in this Area. It is dominated by houses, which do not exceed two (2) stories in height in addition to approximately 36 stables, some which have existed in the Area for many years. The stables are dispersed throughout the Area, with some properties accommodating both a house and stables, and other properties used only for either grazing horses and / or housing stables.

The few other non-residential uses located in the Area include some commercial and car related service industry uses located in proximity to each other along Rockhampton - Emu Park Road and old shop buildings, in Berserker Street.

The majority of the Area, including the access roads, is subject to flooding and is designated as either "Flood Fringe High Hazard" or "Flood Fringe Low Hazard".

### ***Intent***

It is intended that the North Rockhampton Stables Residential Area will continue to support a mixture of houses and stables, particularly given the proximity of this Area to Callaghan Park Racecourse, where the stabled race horses are trained and raced. As a value statement, Rockhampton Regional Council recognises the value of the horse racing industry in Rockhampton and wishes to preserve the current integrity of the North Rockhampton Stables Residential Area in the City. This is intended to be achieved by allowing existing stables to continue with opportunities available for additional stables, whether for racehorses or not, to be located in this Planning Area. However, wherever possible, new stables should be located alongside existing stables in this Area rather than alongside a neighbouring house, to minimise the impacts on the house.

Uses related to the horse racing industry, including veterinary surgeons, and saddlers, etc. are also generally consistent with the intent of the Area, as long as they are designed and located so that they do not have a detrimental impact on the residential amenity of surrounding residents.

It is intended that the Area will not accommodate multi-unit dwelling or duplex developments, given that more intense forms of residential development in the



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Area could create conflicts between the primary uses of the Area for houses and stables. Multi-unit dwelling and duplex developments, along with residential subdivision (Reconfiguring a Lot) which provides for additional allotments or smaller allotments is also inconsistent with the intent of the Area, given the majority of land located within this Area is flood prone.

Non-residential uses, particularly those located along Rockhampton - Emu Park Road, which provide a convenience need or service to the local residents are recognised as being 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 to the use must be consistent with the character of the Area and not adversely affect the amenity of surrounding residents. Proposals 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 this Area. Community uses would be permitted to service a larger area, provided they were of a small scale. Alternatively, any proposal to use an existing non-residential premise for a residential or stables purpose is consistent with the intent of the Area.

There is one (1) large recreation facility / park provided in the Area, referred to as Elizabeth Park. This facility is utilised for passive and organised recreation and has 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 Frenchman's creek, located within this Area. However, where environmentally and culturally appropriate, and where public access 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.

On the southern 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)
<b>Self Assessable</b>	
<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>	
• <b>Home Occupation</b>	Home Occupation / Home Based Business Code
• <b>House</b>	House Code
• <b>Outdoor Sport and Recreation</b> , on land designated as Public Open Space on the North Rockhampton Stables Residential Area Map and where not an ERA	Sports and Recreation Code
• <b>Special Needs Accommodation Building</b>	House Code
• <b>Stable</b>	Stables Code
<b>Code Assessable</b>	
<i>For advice on all the codes applicable, refer to section 5.1 to 5.3 of this Planning Scheme.</i>	
• <b>Building work at a Heritage Place</b>	Heritage Place Code
• <b>Building work for a Swimming Pool</b>	Swimming Pool Code
• <b>Caretakers Residence</b>	Caretakers Residence Code
• <b>Home Based Business</b>	Home Occupation / Home Based Business Code
• <b>House</b> , when not self assessable development	House Code
• <b>Small Lot House</b>	Residential – Small Lot Code
<b>Impact Assessable</b>	
• 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

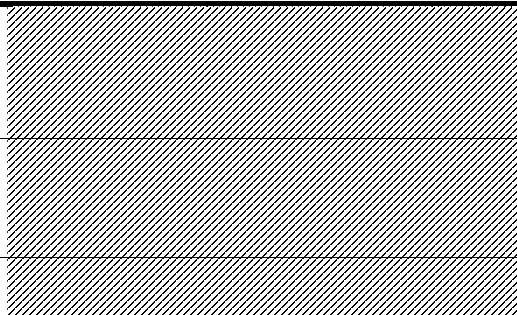
- **Operational work for excavation or filling** Filling or Excavation Code; and Steep or Unstable Land Code

- **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 800m<sup>2</sup> or more. Reconfiguring a Lot Code

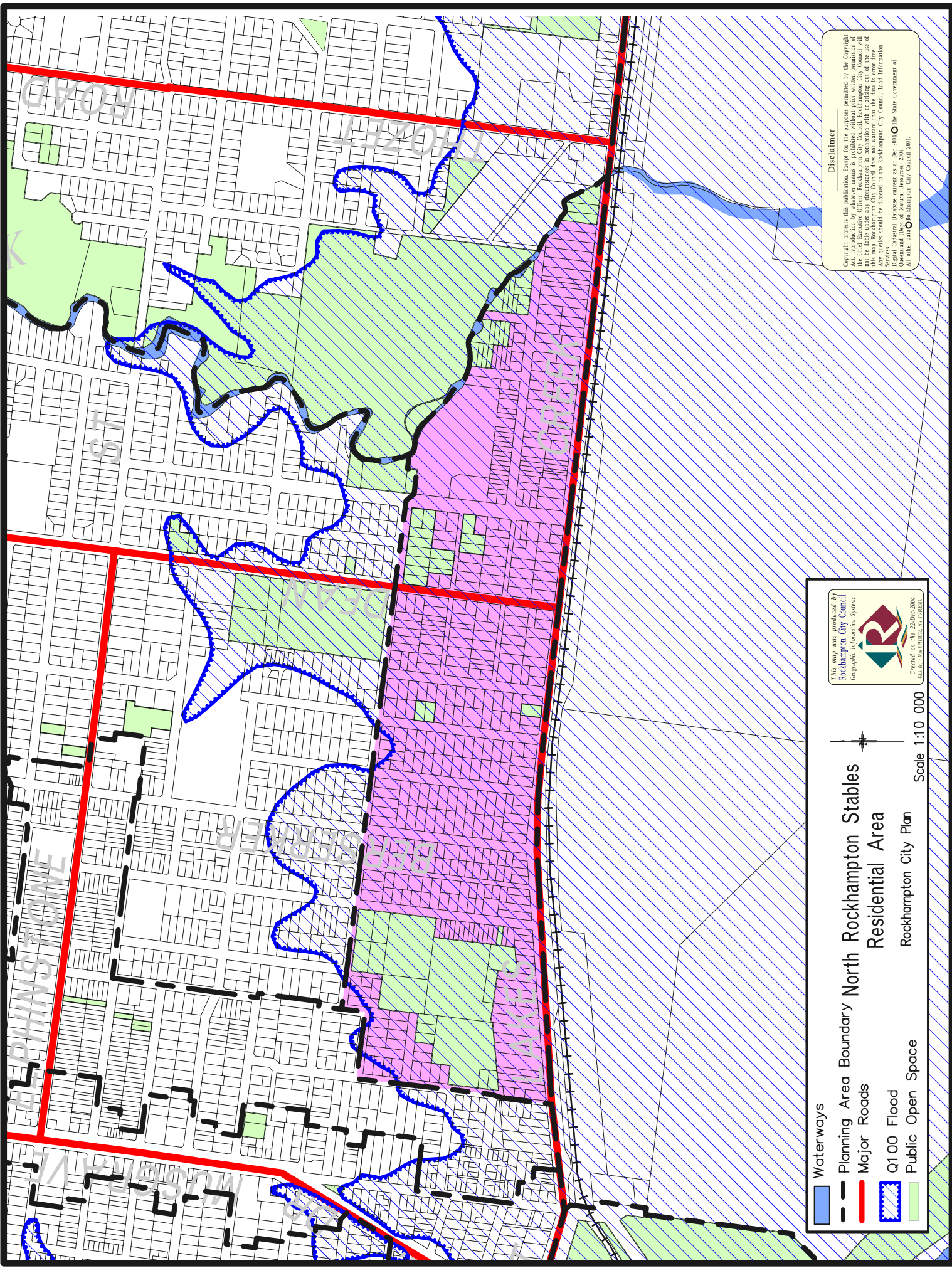
**Impact Assessable**

- **Reconfiguring a Lot**, where additional allotments are created and one or more resulting allotments is less than 800m<sup>2</sup>
- **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.



CHAPTER 4  
NORTH ROCKHAMPTON STABLES RESIDENTIAL AREA





**Waterways**

**Planning Area Boundary**

**Major Roads**

**Q100 Flood**

**Public Open Space**

**North Rockhampton Stables Residential Area**

Rockhampton City Plan

Scale 1:10 000



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