

RICHARDSON ROAD RESIDENTIAL AREA

Description

The Richardson Road Residential Area is an existing residential area located in North Rockhampton, generally between Yaamba Road, Moores Creek, and Norman Road. The Area is bound by the Central Queensland University Special Use Area to the north; Norman Road to the east; Moores Creek to the south; and the Yaamba Road South Commercial Area and Yaamba Road to the west.

The Area primarily accommodates houses, including some duplexes, and a few multi-unit dwelling developments. There is also a large retirement village referred to as the North Rockhampton Nursing Centre located on Norman Road. Otherwise, the Area incorporates the Glenmore Shopping Centre and associated commercial uses, located on the corner of Yaamba Road and Farm Street, and identified as Precinct 1. Whilst much of the land is developed there is still a significant proportion of the land in the northern half of the Area which is yet to be developed, although residential development on this land is imminent.

Otherwise the Area supports a number of community facilities including schools and a large cemetery and crematorium on the corner of Richardson and Yaamba Roads, as well as sporting facilities, with some providing associated club and entertainment facilities.

Intent

It is intended that the Richardson Road Residential Area will primarily accommodate houses, however, due to the Area's proximity to the University, other forms of accommodation, including student accommodation, will also be consistent with the intent for the Area in selected locations. Similarly, aged care accommodation will also be consistent with the intent for the Area in selected locations. Duplex development is a compatible form of residential development throughout the Area, as long as it does not dominate, and does not compromise the primary residential character of the Area, which is houses on individual allotments.

More intense forms of residential development, including student and aged care accommodation, will be located on larger allotments of generally greater than 4000m², 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. Aged care accommodation should also be provided in proximity to main roads where there is ready access to public transport.

The Area adjoins the Yaamba Road South Commercial Area, an Area nominated for retail warehouse or bulky goods retailing, which generally incorporates commercial properties with frontage to Yaamba Road. Whilst



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some allotments traverse both Planning Areas, it is not intended that commercial uses in the Yaamba Road South Commercial Area extend into this Area (with the exception of those allotments located on the southern side of Weaver Street and on the northern side of Macartney Street), and a suitable buffer will be required along this boundary to ensure that the amenity of residents in this Residential Area is not compromised by development in the Yaamba Road South Commercial Area. This boundary, however, where it traverses an allotment existing on the commencement day is not fixed and will be determined by the development proposed. For those allotments located on the southern side of Weaver Street and on the northern side of Macartney Street, their use for a commercial purpose however is limited to when there will not be an adverse impact on the residential amenity of an adjoining allotment. It is intended that the Glenmore Shopping Centre and associated commercial uses continue to exist in the Area, primarily to service the needs of the local residents, however, it is recognised that due to its location and the range of uses, the centre will attract some visitors as well as locals. The Centre is a Local Shopping / Neighbourhood Centre in the commercial hierarchy established by this planning scheme. Whilst the expansion of the Centre to cater for the increased residential population of the Area is consistent with the intent for the Area, the Centre will not expand outside the boundaries of the Precinct identified or to a scale that changes its position in the hierarchy of centres for the City. Refer to the individual intent and Assessment Table for the Precinct, included in this Planning Area for greater detail and direction.

There are some commercial uses located outside the Glenmore Shopping Centre Precinct, primarily along Norman Road, including a plant nursery and a restaurant. There is also a convenience store on the corner of Richardson Road and Bartlett Street. 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 this Area. However, extensions to 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 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. 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.

As development in North Rockhampton continues to occur, specifically in this Area and in the adjoining Norman Road Residential Area, there may be a demonstrated need for a new Local Shopping / Neighbourhood Centre to service the day-to-day needs of the local residents of this growth corridor. It is envisaged that this centre will be located within the Norman Road Residential Area, and more particularly in Nagle Drive, rather than within this Area. In any event, a new Local Shopping / Neighbourhood Centre will not be constructed until a definite need can be demonstrated, although if growth in this Area and the Norman Road Residential Area continues at the current rate, it is likely to be



required towards the end of the life of this Planning Scheme (approximately 2011).

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.

There are some recreation facilities provided in this Area, and generally located in the centre of the Area amongst residential housing, with some having associated club and entertainment facilities. Whilst the continued use of these facilities for sporting purposes is consistent with the intent for the Area, the use of the facilities for entertainment purposes will be limited, to ensure that they do not increase to a scale that is inconsistent with the residential intent of this Area. It is intended that these facilities will primarily service the needs of the local residents and members of the sporting venue and, therefore, will not increase in size and scale to service a wider catchment.

PRECINCT 1 – COMMERCIAL PRECINCT **GLENMORE LOCAL SHOPPING / NEIGHBOURHOOD CENTRE**

Description

The Local Shopping / Neighbourhood Centre incorporates the existing Glenmore Shopping Centre and associated commercial uses located on the corner of Yaamba Road and Farm Street, as identified on the precinct plan.

Intent

It is intended that the Local Shopping / Neighbourhood Centre Precinct will have a local convenience focus for the residents of the Area and adjoining Areas, by providing shops and services primarily utilised by the local community. It will also be utilised by some visitors passing through Rockhampton, given its location on the main gateway into Rockhampton from the north and given that the Precinct accommodates commercial uses such as fast food franchise restaurants, a hotel, motels, a service station, storage sheds and a large furniture showroom. It, therefore, performs a dual function.

With the exception of the showroom and storage sheds, these uses are consistent with the future intent for the Precinct and may be expanded within the confines of the Precinct boundaries, subject to:

- The residential amenity of areas outside of the precinct not being compromised by the following:



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- Noise and odours; and
- Traffic generation; and
- The size and scale of the use, having regard to the intent for the Area.
- The centre not changing its position in the hierarchy of centres for the City.

The centre will not provide the range of uses available in the major centres in North Rockhampton and the CBD. It is not intended that offices, additional showrooms, or entertainment facilities be provided in this precinct, given that they are desirably located in other commercial areas. Mixed-use residential / commercial developments are consistent with the intent of this Precinct, where commercial uses are provided at ground floor level and residential development is provided at first / second floor level.

Community uses will also be consistent with the intent for this Precinct.

Impacts of non-residential 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, etc.

Council's Carparking Strategy adopted by Council in 2003, recommended a carparking rate of 6.0 spaces/100m² GFA in relation to the Glenmore Shopping Centre. However, based on the surveys undertaken, approximately 70 spare spaces will exist at the Glenmore Village Shopping Centre based on anticipated parking demand and on the assumed take-up of existing vacancies in the centre. This doesn't include the 41 spaces, which have been assigned to the tavern. These results indicate the potential to allow some additional development to occur in this centre without the provision of parking, subject to its location and land ownership details. However, any application for additional development at the centre and, therefore, a relaxation of the carparking requirement will need to be accompanied by a report prepared by a suitably qualified professional who will base the request on up-to-date information and surveys.

Given the location of the centre on the corner of a main road, it is not possible or desirable to provide additional carparking in the road reserve. Consequently, Council will only grant a carparking relaxation if it can be demonstrated that surplus existing carparking is available on site to meet the carparking demand generated by new development. Therefore, Council will not grant carparking relaxations on the basis of a monetary contribution being paid to Council for the shortfall, given that additional carparking or improvements cannot be undertaken in the road reserve outside the centre.



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RICHARDSON ROAD RESIDENTIAL AREA

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 Richardson Road 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	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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RICHARDSON ROAD RESIDENTIAL AREA

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 and if proposed on land that is or was part of Lot 65 SP 104433 complies with Preliminary Approval Number D634/2001 for a 'Residential Precinct'.

Reconfiguring a Lot Code

Impact Assessable

- **Reconfiguring a Lot**, where not Code Assessable Development
- **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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RICHARDSON ROAD RESIDENTIAL AREA

Precinct 1 – Commercial Precinct

Glenmore Local Shopping / Neighbourhood Centre

Material Change of Use / Building Work

Development Type	Primary Code(s)
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CHAPTER 4
RICHARDSON ROAD RESIDENTIAL AREA



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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 Richardson Road 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 use or when on land designated as Public Open Space on the Richardson Road Residential Area Map 	Caretakers Residence Code and Activity Centres Code
<ul style="list-style-type: none"> Commercial Premise (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
<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 Centres Code



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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.

RICHARDSON ROAD RESIDENTIAL AREA

Precinct 1 – Commercial Precinct

Glenmore 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 works 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

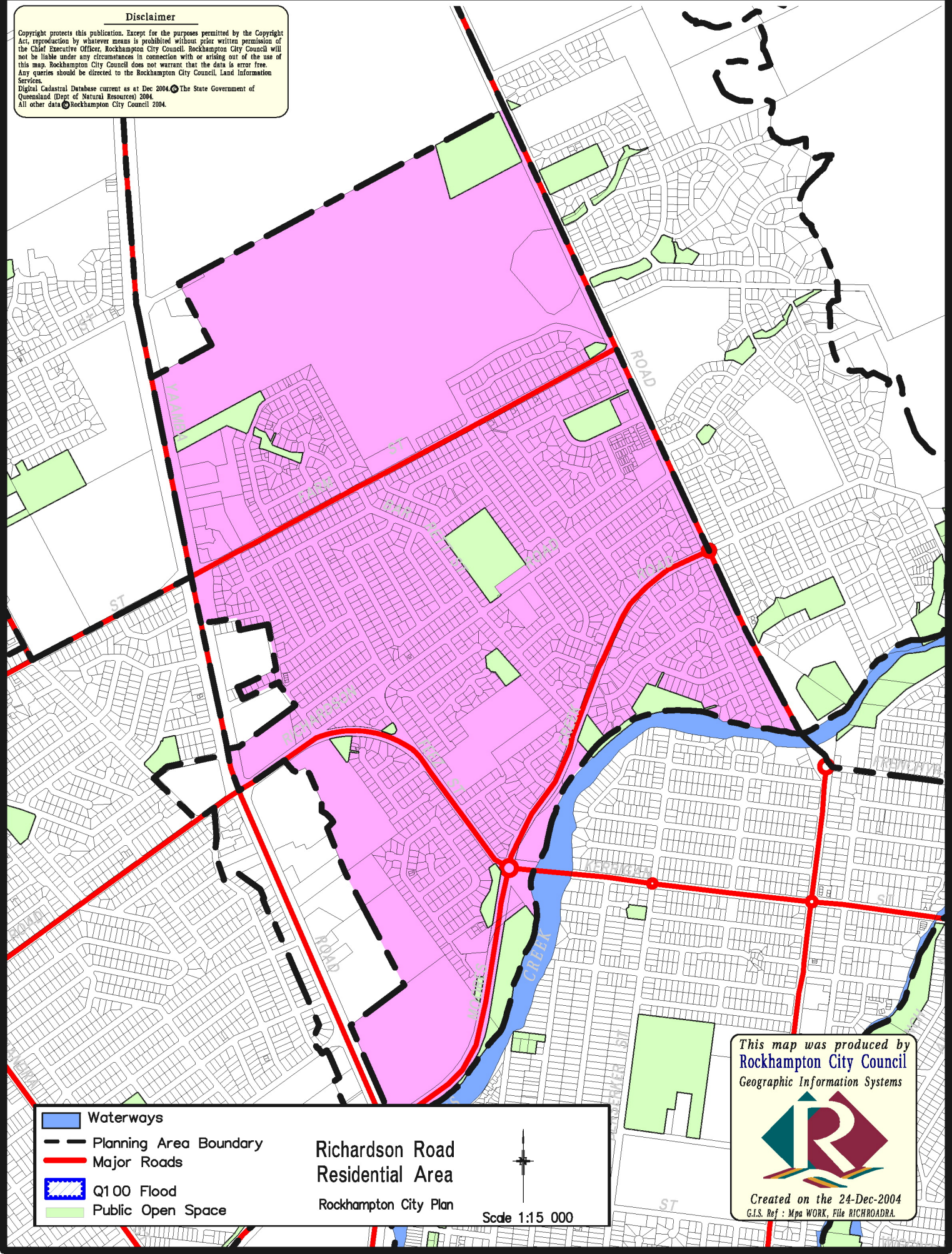
Impact Assessable

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

Richardson Road
Residential Area

Rockhampton City Plan

Scale 1:15 000

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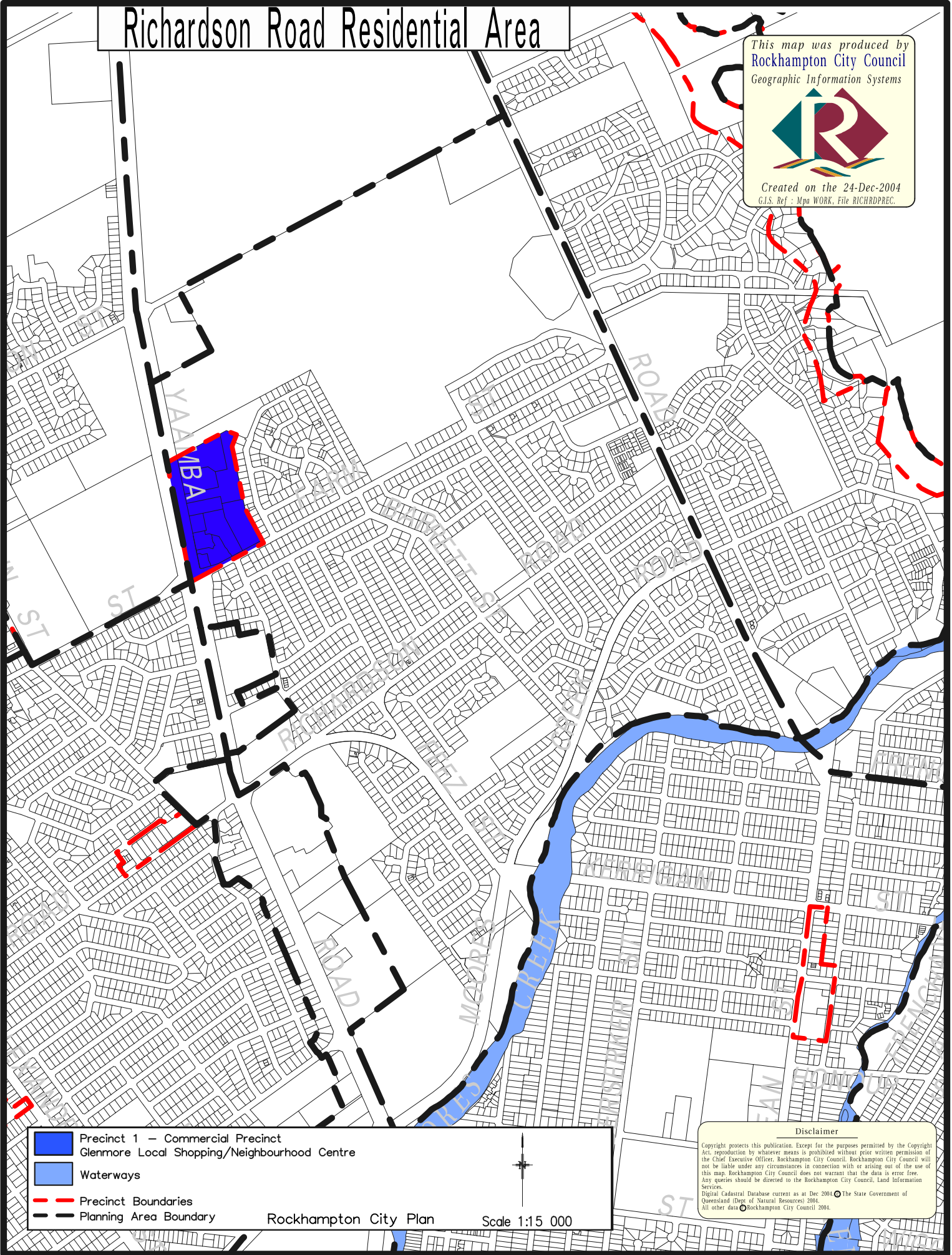
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Richardson Road Residential Area

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- Precinct 1 — Commercial Precinct
Glenmore Local Shopping/Neighbourhood Centre
- Waterways

- Precinct Boundaries
- Planning Area Boundary

Rockhampton City Plan

Scale 1:15 000

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