

ALLENSTOWN RESIDENTIAL CONSOLIDATION AREA

Description

The Allenstown Residential Consolidation Area is located off Gladstone Road in South Rockhampton, at the base of the Range. The Area is bound by Ferguson Street, Upper Dawson Road, and Penlington Street to the south; Davis, and Canning Street to the west; Archer Street, the rear of properties fronting Murray Street, and Murray Street to the north; and Gladstone Road, Derby and Talford Streets, and the rear of properties fronting Gladstone Road to the east.

The Area is among one of the oldest Areas of Rockhampton. It, therefore, contains much of Rockhampton's earliest housing stock, constructed prior to the Second World War. It is characterised by small allotments with timber houses on stumps with tin rooves. There are also a number of unit complexes located throughout the Area, of varying sizes. Development in the Area is at present generally 1-2 stories in height.

There are few non-residential uses located throughout the Area, except for some local shops and community uses located along Lower Dawson Road, some community facilities such as the school, cemetery, and churches dispersed throughout the Area, and the Capricorn Information Centre located on Gladstone Road. There is also a designated District Centre commercial precinct in Canning, Caroline, and Derby Streets, and Upper Dawson Road, accommodating a shopping centre, as well as other specialty shops and commercial services, community uses, offices, and medical facilities.

Intent

It is intended that the Area will retain and consolidate its residential character, providing for a range of residential accommodation, including houses, duplexes, aged care accommodation and multi-unit dwelling development, up to building heights consistent with Planning Scheme Map 3 (Height Limitation Map). The Area is particularly suitable for additional multi unit dwelling development, given its close proximity to employment, entertainment, and services offered in the Central Business District (CBD), and given there is little to no remaining land available in South Rockhampton for broad acre residential development, including the Reconfiguring a Lot, that is flood free. The Area will continue to accommodate a District Centre at Allenstown, providing for the major weekly or fortnightly shopping trip of surrounding residents.

The District Centre will provide for the major weekly or fortnightly shopping, service and community needs of the surrounding residents as well as local communities south of Rockhampton, including the residents of Gracemere. However, it will contain a limited range of commercial, community and entertainment facilities, ensuring that it does not undermine the intended role and function of the CBD. (Refer to the individual Intent and Assessment Table for the Precinct, included in this Planning Area for greater detail and direction). It is intended that the Commercial Precinct will expand beyond its defined



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boundaries in the future into the locations identified as the 'Precinct 1 Expansion Area' so that the intent for the Precinct as separately described can be realised. Expansion into the 'Precinct 1 Expansion Area' is however intended only to occur if:

- (1) it is part of a commercial development obtaining vehicular access only from Canning Street, Upper Dawson Road or Derby Street; and
- (2) it includes land as a part of the commercial development (not including land used only for access, parking, signage or servicing) that is itself located within Precinct 1.

Multi-unit dwelling development and duplex development is encouraged throughout the Area, including in the District Centre Precinct. However, short-term residential accommodation (e.g. motels) is not consistent with the intent for the Area, and is desirably located in the adjoining South Rockhampton Highway Commercial Area or the CBD. Whilst all development in this Area may be constructed to a height consistent with the Planning Scheme Map 3 (Height Limitation Map), it will not be of a scale or design that adversely impacts or alters the character of the Area or part of the Area, or adversely impacts on the residential amenity of surrounding residents.

Some commercial development, including a hotel, video store, furniture shop, hardware store, service station, and medical centres, etc. currently exist along Denham Street. It is not intended that these businesses be expanded in the future. Consequently, extensions to these existing uses that would constitute a material change in the intensity or scale of the use will not be consistent with the residential intent for this Planning Area. Commercial development in this Planning Area will be concentrated in the identified commercial centre, described as Precinct 1 and centred around Allentown Plaza. Otherwise it should be located in other identified commercial centres, in other Planning Areas.

There are some local shops / general stores located in the Area, and particularly in Upper Dawson Road, as well as some 'old corner store' buildings that are being reused for other uses such as a gift shop and Doctor's surgery. 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 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 this Area. Alternatively, any proposal to use these premises for a residential purpose is consistent with the intent of this Area. An exception to the above statement concerning expansions or new development only exists for the Queensland Cancer Fund located along Upper Dawson Road (lots 1 and 2 RP603092). Any new development associated with the present use or an expansion of the present use is intended to occur only when it is at a domestic



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scale and designed in a way that it could easily be converted to a residential land use if the Cancer Fund ever vacated the site.

The boundaries of this Area have been determined based on existing land uses as well as the intent to not have undesirable commercial intrusion into this Area, preserving the existing residential amenity of the Area. Consequently, commercial development extending into this Area from another Area or as a standalone development (perhaps on the boundary of this Area), either of which are asserted to be an appropriate expansion or extension of that Area, will not, as a general proposition, be consistent with the intent of this Area. However, such development may be favourably considered if:

- the development application for the proposed development includes both land in this Area and land in an adjoining Area;
- land within this Area comprises not more than 50% of the total land area included in the application;
- the proposed development relies primarily on highway frontage for exposure and vehicle access;
- those aspects of the development to be carried out on land in this Area enhance the overall achievement of the intent for this Area by providing a form of less intensive transition between the highway-fronting industrial or commercial activities in that Area and residential use in this Area.

The existing tourist information facility known as the Capricorn Information Centre, located along Gladstone Road, is an important regional facility providing information to visitors and tourists alike, regarding Rockhampton and the Capricorn region. Its existence and future expansion, including the provision of refreshments to visitors, is consistent with the intent of the Area.

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 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.

The Roman Catholic Trust Corporation who own Saint Joseph's Cathedral, the Catholic Education Office and the Cathedral College, as well as a number of additional allotments in the vicinity of the school and church, is recognised as a significant land owner in this Area. The existing facilities and the expansion of these facilities, including those on West Street for educational or community purposes is consistent with the residential intent for the Area. This is as long as measures are implemented to address the impacts of any expansion of the school and the school grounds on the surrounding residents, as per community / recreation use category uses described above. Land near to these uses, +opposite Central Park, has also been identified as suitable for development of



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a greater height than the surrounding area due to the opportunities that exist in overlooking Central Park.

PRECINCT 1 – COMMERCIAL PRECINCT
ALLENSTOWN DISTRICT CENTRE

Description

The Allenstown District Centre Precinct incorporates the existing local shops and businesses located in Canning, Caroline, and Derby Streets, and Upper Dawson Road, as identified on the precinct plan.

Intent

It is intended that the Allenstown District Centre Precinct will continue as a major weekly or fortnightly shopping destination for surrounding residents and also for local communities south of Rockhampton, including the residents of Gracemere. The centre currently accommodates the Allenstown Plaza shopping centre, which includes a large supermarket and specialty shops and services. There are also other specialty shops and services located throughout the Precinct, including the Allies Hotel. This precinct is intended to accommodate uses such as shops, commercial premises (personal services), cafes and restaurants. It may also accommodate a second supermarket.

These uses are consistent with the intent for the Precinct, subject to the residential amenity of areas outside of the precinct not being compromised by the following:

- Noise and odours;
- Traffic generation; and
- The size and scale of the use, having regard to the intent for the Precinct.

The centre will not provide the range of uses available in the major centres in North Rockhampton and the CBD, 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 commercial premises, community uses, entertainment facilities and leisure facilities, all of which are desirably located in the CBD, service stations and low impact industry uses.

There is currently an auto repairer and auto upholsterer located in this Precinct. Whilst this use serves a local need, it is not intended that additional uses of this type be established in this Precinct or Area. Any expansion of this use, which would constitute a material change in the intensity or scale of the use, will not be consistent with the intent for this Planning Area.

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. Impacts of commercial development on adjacent residential uses will be required to be addressed by:



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- 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.

The Precinct has an important built character, which is to be reflected in future development in the centre. In particular, the location of shop fronts onto the footpath, the awnings, the compact nature of the centre and the location of carparking to the side or rear of the businesses, all contribute to the character of this centre. It is intended that Connolly Park situated centrally in the precinct will become the central focus of the Precinct. To this end, buildings including Allenstown Plaza are to be constructed up to the property boundary where they are oriented and focused towards this central feature. Improved pedestrian linkages will be provided with new building works, to ensure safe and convenient accessibility throughout the precinct. This precinct is also an ideal location for future streetscape improvements in the road reserve.

Council's Carparking Strategy adopted by Council in 2003, reveals that an excess of carparking spaces existed in this District Centre Precinct at that time. It was estimated that with all vacant premises occupied (and the off-street carpark (70 spaces) located on the corner of Derby and Canning Streets in place), there would be approximately 180 spare spaces in the Precinct. Many of these spaces represent off-street spaces at Allenstown Plaza (approximately 60 spaces) and off Anderson Street, near the tavern (40 spaces). Consequently, there are opportunities to allow some additional development to occur in this precinct without the provision of additional carparking, 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, Council may agree to the payment of a monetary contribution in lieu of the provision of carparking on-site or works to the equivalent value being undertaken, in accordance with the Carparking Contributions Policy.

The recommended carparking rate for this centre is 4.0 spaces per 100m² GFA. However, should a more significant commercial development be proposed, exceeding 1,500m², then a special traffic impact report will be required to be undertaken by a suitably qualified professional to determine the appropriate number of carparking spaces and whether or not a contribution towards a lesser number of spaces on site is appropriate.



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ALLENSTOWN RESIDENTIAL CONSOLIDATION 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; and Residential Design - Character Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Allenstown Residential Consolidation Area Map and where not an ERA	Sports and Recreation Code
• Special Needs Accommodation Building	House Code; and Residential Design – Character Code
Code Assessable	
<i>For advice on all the codes applicable, refer to sections 5.1 and 5.3 of this Planning Scheme.</i>	
• Aged Care Accommodation	Aged Care Accommodation Code; and Residential Design – Character Code
• 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; and Residential Design – Character Code
• Home Based Business	Home Occupation / Home Based Business Code
• House , when not self assessable development	House Code; and Residential Design – Character Code
• Multi Unit Dwelling	Multi Unit Dwelling, Accommodation Building and Duplex Code; and Residential Design – Character Code
• Small Lot House	Residential - Small Lot Code; and Residential Design – Character 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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ALLENSTOWN RESIDENTIAL CONSOLIDATION 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 Consolidation 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 Consolidation 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 Consolidation 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

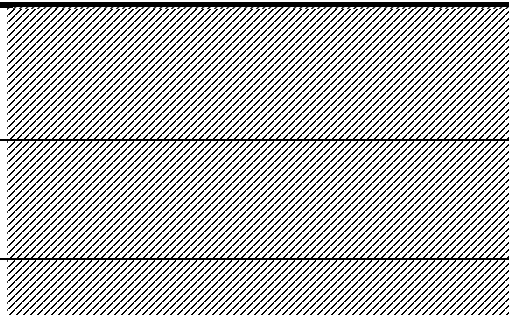
- **Operational work for excavation or filling** Filling or Excavation Code; and Steep or Unstable Land Code

- **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 Consolidation Area.
- **Advertising Sign**, being a Third Party Sign or a Flashing Sign.



CHAPTER 4
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ALLENSTOWN RESIDENTIAL CONSOLIDATION AREA
Precinct 1 – Commercial Precinct - Allenstown District 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, when not located on flood prone land. 	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 Allenstown Residential Consolidation 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.

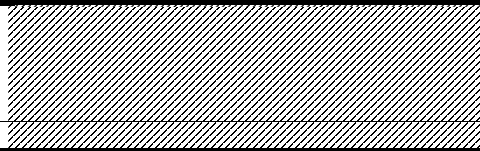
<ul style="list-style-type: none"> • Building work at a Heritage Place 	Heritage Place Code
<ul style="list-style-type: none"> • Building work for a Swimming Pool 	Swimming Pool Code
<ul style="list-style-type: none"> • Car Park 	Activity Centres Code; and Parking and Access Code
<ul style="list-style-type: none"> • Caretakers Residence, when above a non residential use or when on land designated as Public Open Space on the Allenstown Residential Consolidation Area Map 	Caretakers Residence Code; and Residential Design – Character 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; and Residential Design – Character Code
<ul style="list-style-type: none"> • Emergency Services, when not self assessable development and not located on flood prone land. 	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 Residential Design – Character 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; and Residential Design – Character 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 Residential Design – Character 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.



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ALLENSTOWN RESIDENTIAL CONSOLIDATION AREA
Precinct 1 – Commercial Precinct
Allenstown District 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

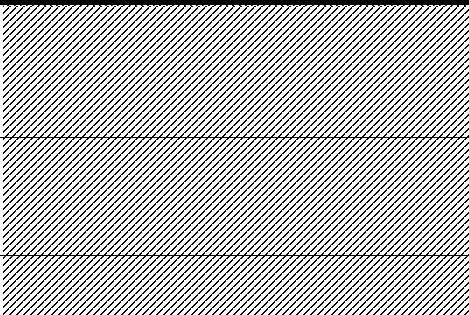
Code Assessable

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 1000m² 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 1000m²
- **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.




CHAPTER 4
ALLENSTOWN RESIDENTIAL CONSOLIDATION AREA




Waterways
 Planning Area Boundary
 Major Roads
 Q100 Flood
 Public Open Space

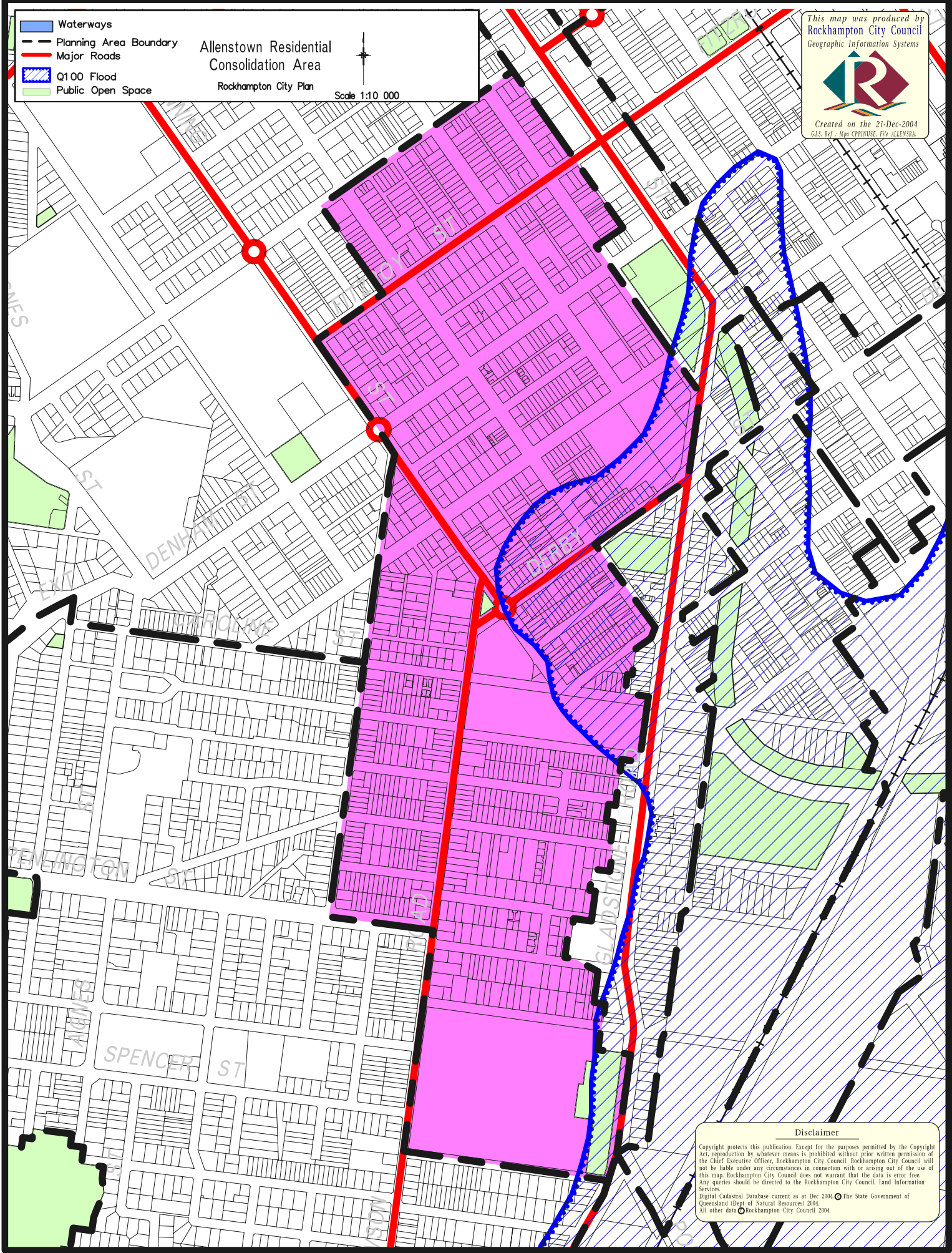
Allenstown Residential Consolidation Area
 Rockhampton City Plan


 Scale 1:10 000

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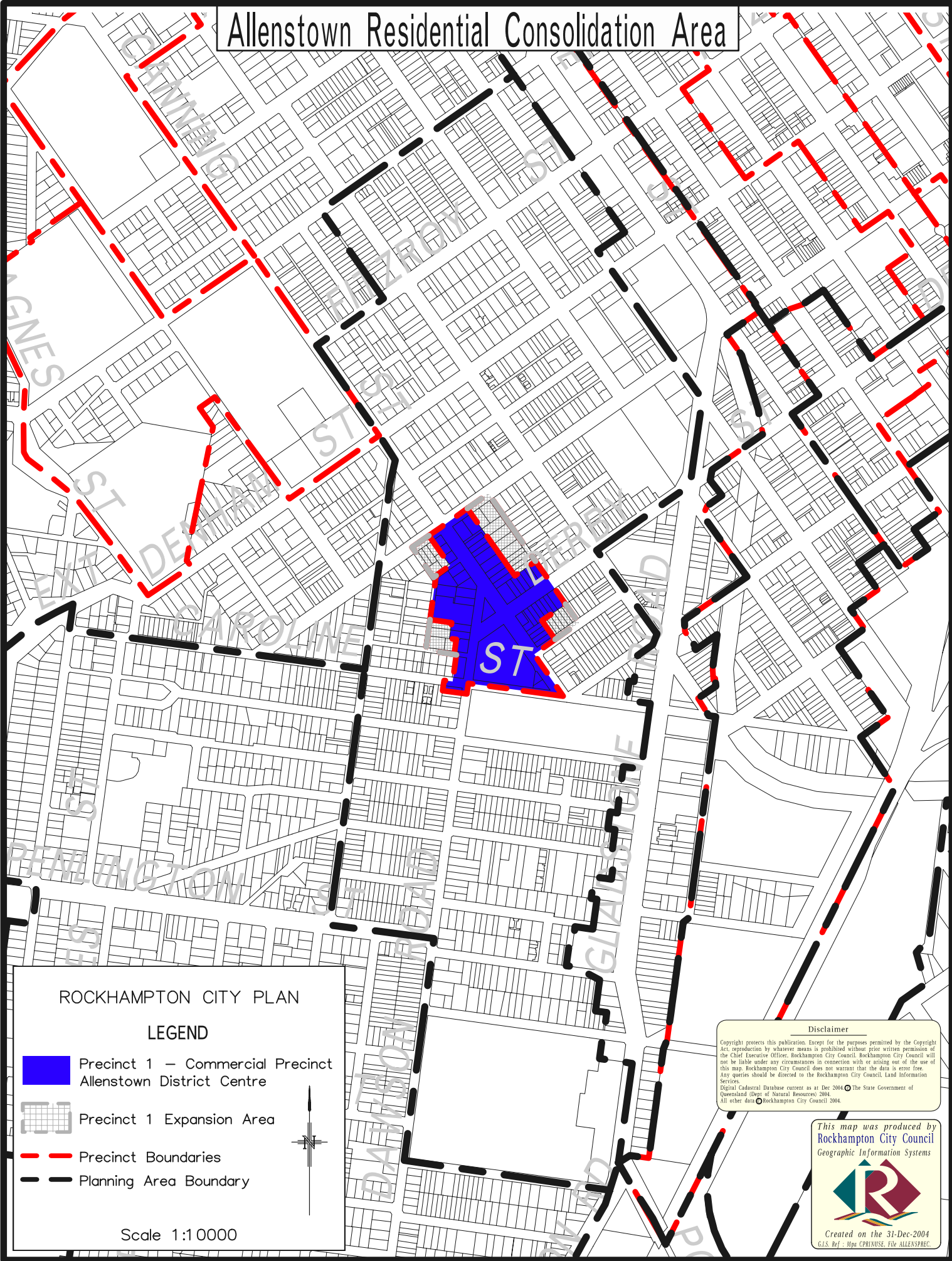
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Allenstown Residential Consolidation Area



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LEGEND

-  Precinct 1 – Commercial Precinct
Allenstown District Centre
-  Precinct 1 Expansion Area
-  Precinct Boundaries
-  Planning Area Boundary



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