

THE RANGE – SOUTH RESIDENTIAL AREA

Description

The Range – South Residential Area is located adjacent to Lower Dawson Road (Bruce Highway) on the southern entry road into the City, and 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. A number of these buildings are of significant character and have significance in terms of Rockhampton's history.

The Area is bound by Caroline Street and Denham Street Extended, to the north; Davis Street, Upper Dawson Road, Ferguson Street and Lower Dawson Road to the east; Blackall Street to the south; and the Rugby Union Grounds, Botanic Gardens, the Athelstane Bowls Club, Rockhampton Croquet Club, Tennis Courts and the Rockhampton Golf Course to the west.

The Area has a residential character dominated by houses, with few non-residential uses, except for a range of community and health care uses located throughout the Area, including the Mater Private Hospital. The only other non-residential uses located in the Area include industrial sheds in Upper Dawson Road, a large motel complex and service station on Lower Dawson Road, and some local shops / general stores, including a hairdresser and a beauty salon, located throughout the Area, and particularly on Upper Dawson Road. Much of the Area has a unique character that is associated with the age of the housing, being one of the older Areas of Rockhampton, particularly development on the ridge of the range. Whilst there are some dual occupancy and multi-unit dwelling developments located throughout the Area, they are of a scale and intensity that is, only in some instances, compatible with the residential character of the Area.

Whilst this Area has a residential character, some of the residential streets are used to access non-residential uses in an adjoining Area, such as the Rugby Union Grounds, the Botanic Gardens, the Athelstane Bowls Club, Rockhampton Croquet Club, Tennis Courts and the Rockhampton Golf Course, located on the eastern perimeter of this Area. Consequently, some residential streets will carry additional traffic loads, particularly at peak times. The hospital has a negative impact on residential amenity, particularly given that there is insufficient carparking on-site to accommodate both staff and visitors to the hospital, and, therefore, staff and visitors alike, are forced to park in the street.

Intent

It is intended that the Area will retain its unique residential character, in terms of materials used and design of buildings, associated with existing pre-war housing constructed prior to 1946. This housing includes a number of timber Queenslanders that are intended, wherever possible, to remain. The factors that contribute to the Area's unique character, therefore, includes pre-war buildings, and also a mixture of allotment sizes, including larger allotments. On



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the steeper parts of the Range, the allotments are generally larger and the dwellings more generous in size. To preserve this character, it is not intended that larger allotments will be subdivided, or that other forms of residential development will be constructed, except for relative's apartments and Bed and Breakfast establishments, where they do not compromise the existing pre-war residential character of the Area.

Houses will continue to be the primary form of residential development in the Area, however, some alternative forms of residential development such as duplex and aged care accommodation is consistent with the intent of the Area, but only in particular locations throughout the Area, as outlined in this intent. However, these alternative forms of residential development will only be consistent with the intent of the Area, when they incorporate pre-war architectural themes, to complement existing residential development. Duplex development may be constructed throughout the Area, except the steeper parts of the range, as long as it does not proliferate and compromise the primary residential character and intent of the Area, which is houses on individual allotments. As a general rule, all development will be limited to two (2) stories in height, unless it can be demonstrated that the increased height complements the natural topography of the land, and will not comprise the unique residential character of the Area.

Aged care accommodation is compatible with the intent of the Area, particularly in proximity to the Mater Hospital, other existing aged care accommodation, and adjacent to public transport routes, such as Upper Dawson Road. There is already aged care facilities located in this Area, referred to as Bethany Home for the Aged, as well as the Sisters of Mercy Health Services, including McAuley Place Hostel, The Range Village and Cathedral College Girls Boarding College self-contained units. These facilities are well located in terms of their proximity to health care services, such as the hospital, and specialist facilities located on the hospital site. The upgrading and expansion of these facilities to service the ageing population of Rockhampton, including the provision of additional accommodation and beds, is consistent with the intent of the Area, where they complement the existing character of the Area, and do not have a detrimental impact on the amenity of surrounding residents in the locality. Future development or expansion of aged care facilities should, therefore, take into account:

- The incorporation of existing pre-war 1946 houses, where possible, used for example, as on-site caretaker facilities or meeting rooms, etc;
- The existing architectural character of the Area;
- Traffic generation and the provision of sufficient carparking for staff, residents and visitors on-site;
- The provision of sufficient open space and landscaping on-site; and
- The provision of connectivity and accessibility to ancillary services and activities.

The Mater Private Hospital is located centrally within this precinct, and is surrounded by residential development, including the Bethany Home for the Aged. Due to the provision of insufficient carparking on-site, staff and visitors to the hospital are forced to park in the residential streets, which has a detrimental



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impact on the residential amenity of the surrounding residents. Therefore, any future expansion of the hospital is to address the provision of additional carparking on site. Further expansions to the hospital must demonstrate that the residential amenity of the area will be improved by the extension. This may be demonstrated with the provision of carparking well above and beyond that required for the proposed extension.

There are a number of other community / recreation use category uses located throughout the Area, including a school, church, kindergarten, boarding school, convent, aged care, mental health and disability services. The expansion of these 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 existing industrial sheds located in Upper Dawson Road, are incompatible with the surrounding residential development. The development of non-residential uses on this site, is inconsistent with the intent of this area, except for community or health care uses, where they are compatible with the residential amenity of the locality.

There are some local shops / general stores located in the Area, as well as some 'old corner store' buildings that are being reused for other uses such as a hairdresser or beauty salon. 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.

In addition to all of the above, and as an exception, there are sites that have a frontage to Lower Dawson Road, which is a part of the national highway. Because of the frontage this land has, it makes it suitable for uses that service the needs of passing highway travellers. Therefore, it is intended that this land fronting onto Lower Dawson Road also be able to accommodate any of the following land uses - Motels, Service Stations, Take-away food stores, Restaurants that depend heavily on drive throughs, Car Wash, Tourist Facilities



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or a Caravan / Cabin Park; provided they do not adversely impact on the amenity of any adjoining property or local street. Other commercial land uses that do not depend on passing highway travellers remain as uses inconsistent with the Intent of this Area.

There is one formal park / civic garden located in this Area, which is located at the juncture of Lower Dawson Road and Upper Dawson Road at the entrance to the City and is named Frank Forde Park. This is an important landscape character element on the southside of Rockhampton, for visitors and residents alike, and its current function is intended to continue.

The edge of this residential Area adjoins land in the Airport Area, including land with environmental significance. Consequently, any development in proximity to the Airport Special Use Area will be required to demonstrate that they will not have a detrimental impact on the ecological values of land in the Airport Special Use Area, as well as the general operation of the Airport.



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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).

<ul style="list-style-type: none"> • Home Occupation 	Home Occupation / Home Based Business Code
<ul style="list-style-type: none"> • House 	House Code and Residential Design - Character Code
<ul style="list-style-type: none"> • Outdoor Sport and Recreation, on land designated as Public Open Space on The Range – South Residential Area Map and where not an ERA 	Sports and Recreation Code
<ul style="list-style-type: none"> • Special Needs Accommodation Building 	House Code and Residential Design – Character Code

Code Assessable

For advice on all the codes applicable, refer to section 5.1 to 5.3 of this Planning Scheme.

<ul style="list-style-type: none"> • Bed and Breakfast 	Bed and Breakfast Code
<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"> • Caretakers Residence 	Caretakers Residence Code; and Residential Design - Character Code
<ul style="list-style-type: none"> • Demolition Work, on a Character House when not Minor Demolition Work and not a Heritage Place 	Demolition Code
<ul style="list-style-type: none"> • Duplex, where in a location that does not have a slope of 15% or greater as identified on Steep or Unstable Land Code Map 1 	Multi Unit Dwelling, Accommodation Building and Duplex Code and Residential Design – Character 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 self assessable development 	House Code and Residential Design – Character Code
<ul style="list-style-type: none"> • Small Lot House 	Residential - Small Lot Code and Residential Design – Character Code

Impact Assessable

<ul style="list-style-type: none"> • Any other Material Change of Use and associated Building Work for what is not otherwise stated as Exempt, Self Assessable or Code Assessable Development. 	
<ul style="list-style-type: none"> • Building work for demolition of a Heritage Place. 	

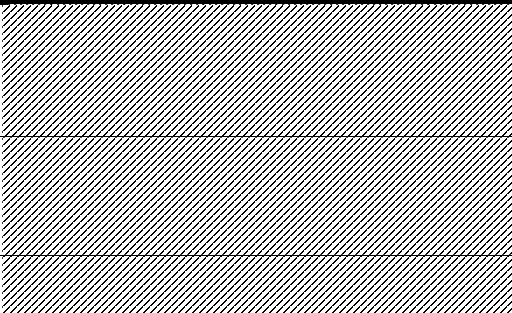
CHAPTER 4
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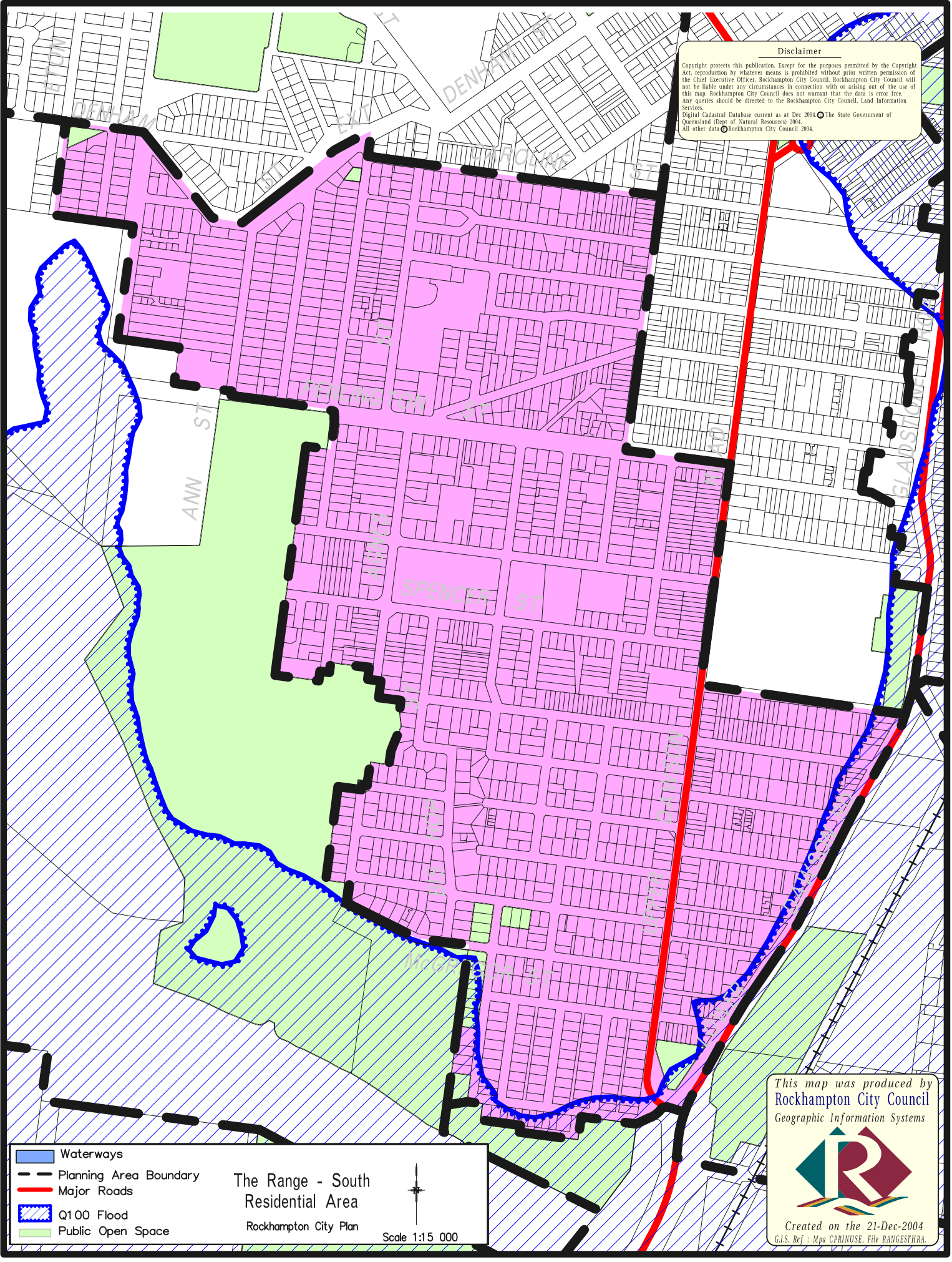
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
Operational Work / Reconfiguring a Lot

Development Type	Primary Code(s)
Self Assessable	
<p><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></p>	
<ul style="list-style-type: none"> 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	
<p><i>For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.</i></p>	
<ul style="list-style-type: none"> Advertising Sign, nominated as Group A in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area that is; <ul style="list-style-type: none"> (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
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Operational work for excavation or filling 	Filling or Excavation Code; and Steep or Unstable Land Code
<ul style="list-style-type: none"> Operational work for Reconfiguring a Lot 	Reconfiguring a Lot Code; and External Works and Servicing Code
<ul style="list-style-type: none"> 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	
<ul style="list-style-type: none"> Reconfiguring a Lot, where additional allotments are created and one or more resulting allotments is less than 1000m² 	
<ul style="list-style-type: none"> Advertising Sign, not nominated as Group A or B in Schedule 1 of Planning Scheme Policy No. 9 – Signage for a Residential Area. 	
<ul style="list-style-type: none"> 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

**The Range - South
 Residential Area**
 Rockhampton City Plan



This map was produced by
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 Geographic Information Systems



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