

YEPPON ROAD CORRIDOR ENVIRONMENTAL PROTECTION AREA

Description

The Yeppoon Road Corridor Environmental Protection Area is located on the north-western fringe of the City, and is divided in two by the Rockhampton-Yeppoon Road. The Area is bound by the former Livingstone Shire Council to the north and east; the Parkhurst Future (Post 2015) Residential Area and the Parkhurst East Residential Area to the east; and the Berserker Range Environmental Protection Area and the Norman Road Residential Area to the south.

In parts, the land is steep and undulating. The land has been divided into a variety of allotment sizes, often in the vicinity of 20 hectares. Whilst the land is primarily developed with houses, not all allotments have been developed for this purpose, consequently, the Area, in combination with the lot sizes, has a rural character and feel. There are few roads in the Area, other than the Rockhampton-Yeppoon Road. Limestone Creek also runs through the Area, generally following the same alignment as the Rockhampton-Yeppoon Road.

There are few other non-residential uses located within the Area, apart from the Peak Hill quarry, which has a commercial quantity of good quality rock, suitable for the production of a range of special purpose products, such as road base, screenings, rail ballast and concrete aggregate. The only other non-residential use in the Area is a Go-kart hire premises, including race track.

Intent

It is intended that the Yeppoon Road Corridor Environmental Protection Area remain as broad hectare land for the life of this Planning Scheme, for the following reasons:

- Its ecological values;
- Its topographical features, which have a physical and visual association with the adjoining Berserker Ranges;
- Its scenic values;
- Its value as a rural area on the fringe of the City; and
- Its possible future use for urban purposes, beyond the life of this plan.

Existing undeveloped allotments may be developed with one house, however, it is not intended that land be further subdivided to allotments less than ten (10) hectares in area to allow for the construction of additional houses. This also includes land that is already developed with one house. Current growth estimates for the life of this Planning Scheme indicate that there is no identified need for more intense residential development within this Planning Area, given that there is sufficient land in other Planning Areas already serviced or more easily able to be serviced, to accommodate predicted growth within the City. The land is largely un-serviced, without town water or sewerage. Other reasons the land is considered undesirable for more intense residential development at this time include:



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- Its remoteness from urban services;
- Its proximity to the Peak Hill quarry, approved to operate until 2015;
- The high number of properties in the Area potentially affected by unexploded ordinances (UXO'S);
- The steepness of the land;
- The bushfire risk; and
- The contribution of this area to the scenic amenity and ecological values of the City.

In all, more intense residential development in this Area would be premature, inefficient, and out of sequence.

While it is not intended that the character of the Area will alter significantly during the life of this Planning Scheme, there are some uses which may be consistent with the intent of the Area, as long as they are of a scale, size, and character, consistent with the current rural character and feel of the Area. These uses include:

- Farm stay;
- Tourist facilities;
- Tourist shop;
- Ecotourism facilities;
- Farm forestry;
- Agriculture;
- Recreation / Open space facilities; and
- Extractive Industry.

These uses will only be consistent with the intent for the Area where it can be demonstrated that:

- Landscape character / scenic amenity and ecological values are not compromised by new development;
- The development is sensitive to the natural topography of the land;
- Existing significant remnant vegetation is retained and protected;
- The land can be adequately serviced;
- Stormwater is managed so as not to impact on downstream properties; and
- Bushfire risk can be adequately managed.

Uses inconsistent with the intent for the Area include all commercial and industrial uses, other than those mentioned previously as being consistent. Both commercial and industrial development will be located in designated commercial and industrial areas in the City.

The existing Peak Hill quarry located at the southern end of this Planning Area has approval to operate for a period of fifteen (15) years, which will expire on 26 April 2015. Consequently, uses that threaten the ongoing viability of the quarry when operating, in accordance with its operating conditions, will not be consistent with the intent for the Area. Additional quarry operations within the Area are not anticipated to be approved for the life of this Planning Scheme, however, should a particular resource be identified in the Area, then the extractive industry will be considered on its merits, having regard to:



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- The impact on the surrounding residents;
- The natural environment;
- The future urban development; and
- The rural character of the Area.

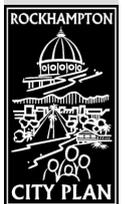
It is not intended that the scale of the existing Go-kart premises located within the Area, be expanded in the future, given the potential for noise emanating from the use to have a detrimental impact on the amenity of residents located in proximity to the premises, as is currently experienced.

There are a number of sites located within this Area, which are potentially contaminated by unexploded ordnances. The majority of sites affected are located on the southern side of the Rockhampton-Yeppoon Road. Sites affected will, therefore, require investigation and if necessary, remediation, prior to any development taking place.

The Rockhampton-Yeppoon Road is a major arterial road in Rockhampton, linking the Area and the City of Rockhampton to the Capricorn Coast and the former Livingstone Shire. It, therefore, carries a large amount of traffic on a daily basis, which will only increase in the future, as development and tourism in the Capricorn region increases. Consequently, it is critical that its functionality as a major arterial road is not compromised by inappropriate development and additional access points. Any development that compromises the function or efficiency of the road will not, therefore, be supported.

Significant remnant vegetation has been identified within this Planning Area, particularly adjacent to the Rockhampton-Yeppoon Road corridor, and extending out from this corridor in fingers. This vegetation is identified as having significance to the regional ecosystem and, consequently, its retention and protection is important and a necessary consideration of any development. To this end, applicants will need to demonstrate that existing remnant vegetation communities within this Planning Area are not compromised by new development.

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.



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Material Change of Use / Building Work

Development Type	Primary Code(s)
<u>Self Assessable</u>	
<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>	
• Farming	Rural Use Code
• Forestry	Rural Use Code
• Home Occupation	Home Occupation / Home Based Business Code
• Outdoor Sport and Recreation , on land designated as Public Open Space on the Yeppoon Road Corridor Environmental Protection Area Map and where not an ERA	Sports and Recreation Code
• Stable	Stables Code
<i>For advice on all the codes applicable, refer to sections 5.1 to 5.3 of this Planning Scheme.</i>	
<u>Code Assessable</u>	
• Building work at a Heritage Place	Heritage Place Code
• Building work for a Swimming Pool	Swimming Pool Code
• Caretakers Residence	Caretakers Residence Code
• Farming , when not self assessable development	Rural Use Code
• Forestry , when not self assessable development	Rural Use Code
• Home Based Business	Home Occupation / Home Based Business Code
• House ,	House Code and Bushfire Risk Minimisation Code
• Special Needs Accommodation Building	House Code and Bushfire Risk Minimisation Code
• Stable , when not self assessable development	Stables Code
<u>Impact Assessable</u>	
• 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.	

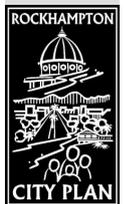


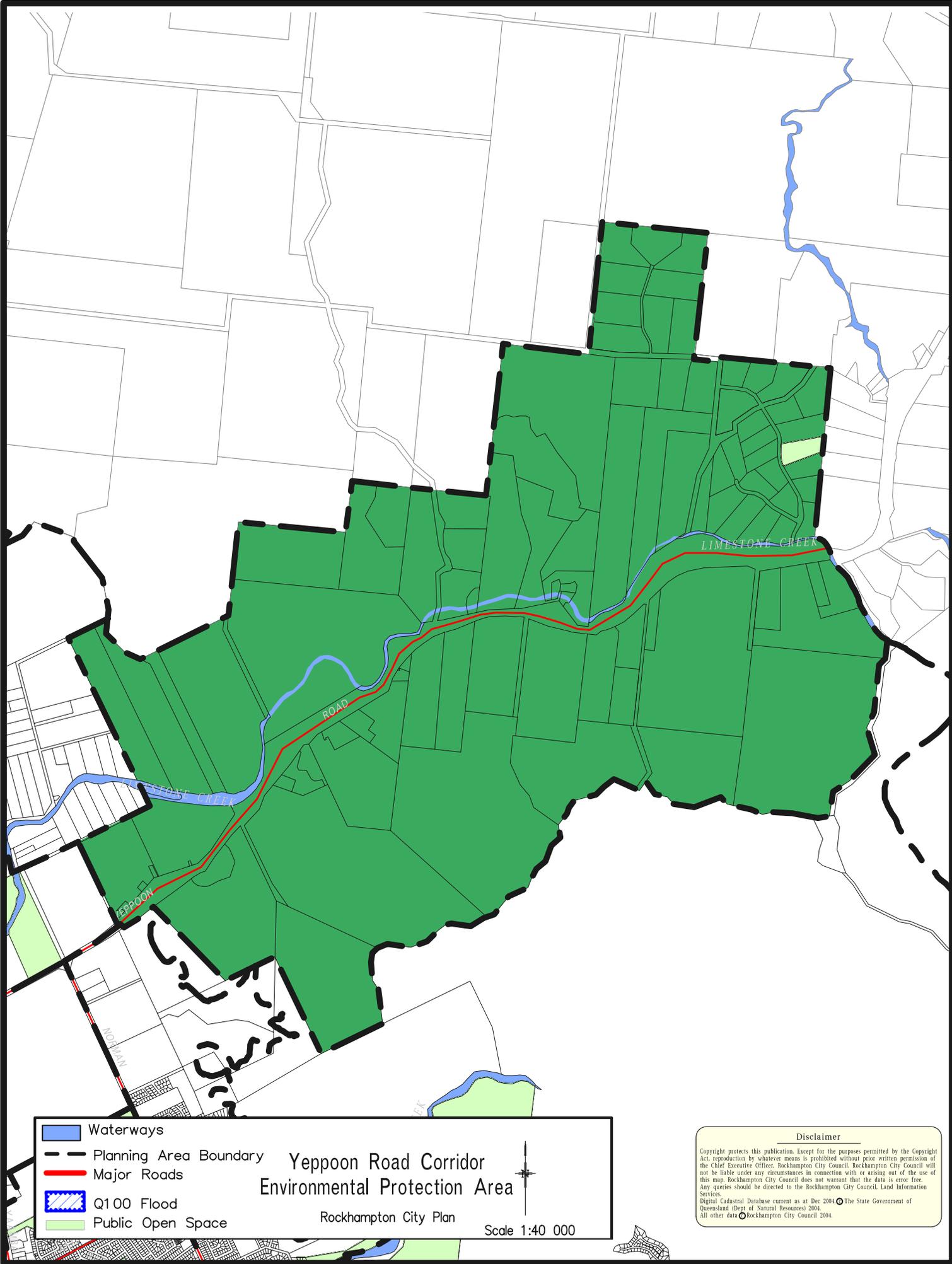
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Operational Work / Reconfiguring a Lot

Development Type	Primary Code(s)
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 Environmental Protection 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 Environmental Protection 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 Environmental Protection 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. 	Reconfiguring a Lot Code
Impact Assessable	
<ul style="list-style-type: none"> Reconfiguring a Lot, where additional allotments are created. 	
<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 an Environmental Protection Area. 	
<ul style="list-style-type: none"> Advertising Sign, being a Third Party Sign or a Flashing Sign. 	





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

Yeppoon Road Corridor
Environmental Protection Area

Rockhampton City Plan

Scale 1:40 000



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