

BERSERKER FOOTHILLS RESIDENTIAL AREA

Description

The Berserker Foothills Residential Area is located in North Rockhampton at the base of the Berserker Ranges, and is separated by Thozet Creek. North of Thozet Creek, the Area is bound by the Berserker Range Environmental Protection Area and Moores Creek to the north; the Frenchville Residential Area and the Berserker Heights Residential Area to the west; and the Berserker Range Environmental Protection Area to the south and east. South of Thozet Creek, the Area is bound by the Berserker Range Environmental Protection Area to the north, east, and west; and Rockonia Road and the rear of residential properties fronting Rockonia Road to the south. Frenchmans Creek traverses this Planning Area, dissecting it in two.

The Area primarily accommodates houses, with few other forms of residential or non-residential development located throughout the Area, except for the Frenchville State School and a local shop. A nursery is also located on the corner of Cooper Street and Rockonia Road. The Area is generally characterised by undulating land and allotments of varying sizes, with the flatter land and smaller allotments located adjacent to Frenchmans Creek extending to the steeper land and larger allotments that surround the creek valley as part of the Berserker Ranges. The Area therefore, contains a mix of broad acre land as well as urban subdivisions. Whilst much of the land in this Area has been developed with residential houses, the majority of development has been concentrated on the flatter land in this Area, particularly located in proximity to Frenchmans Creek.

Intent

It is intended that the Area continue to develop as a Residential Area with primarily houses and compatible community uses. Duplex development will also be consistent with the intent for the Area, however all multi-unit dwelling development is inconsistent with the intent for this Area, as is all types of commercial and industrial development. All development in the Area will be effected by the following constraints:

- The visual impact of development on the Berserker Ranges;
- The steepness of the land;
- The retention of native vegetation which is important to the landscape character of the Area;
- Localised flooding associated with Moores and Frenchmans Creek, and the ecological values associated with the Creeks and their banks;
- The bushfire risk in the adjoining Berserker Range Environmental Protection Planning Area and therefore, the ability to manage wildfire hazard to dwellings and other key infrastructure; and
- Feral and native animals in the Area and in the adjoining Berserker Range Environmental Protection Area.

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It is intended to preserve the visual, ecological, and landscape character values in this Area and in the adjoining Berserker Range Environmental Protection Area, consequently, additional allotments will only be consistent with the intent for the Area where they contain slopes less than 25%. Duplex and other forms of development will only be consistent where they are located on allotments with slopes of less than 15%.

Further to the above, new development will only occur where it can be demonstrated that:

- The important citywide visual qualities associated with the foothills of the Berserker Ranges and Mount Archer are not compromised;
- Ecological values, including those associated with the Creeks and their banks, and landscape character in the Area and surrounding Areas is not adversely compromised;
- Properties will not be subject to flooding from the creeks;
- Slope stability is not adversely impacted;
- Bushfire risk from the adjoining Area can be managed;
- Allotments can be adequately serviced with a gravity fed water supply and also sewerage services;
- Safe and practicable access can be provided to allotments; and
- Common boundaries with the Berserker Range Environmental Protection Area are minimised and fauna friendly fencing is provided along this boundary, with development focused on minimising the potential for 'edge effects'.

Development intensity will, therefore, be determined by:

- The visual impact of the proposed building/s, including colour and building design, on the view shed towards the Berserker Ranges;
- The retention of significant and remnant vegetation, particularly native vegetation;
- The stability of the slopes and the potential exposure to instability;
- The retention and protection of the Creeks and their banks;
- The measures proposed to protect properties from localised flooding;
- The measures proposed to manage bushfire risk from the adjoining Area;
- The location and proposed treatments to minimise the visual impact of access points; and
- The number and location of common boundaries proposed with the Berserker Foothills Residential Area.

Given the topography of the land within this Area, all development on a site must ensure that stormwater is properly managed and discharged in accordance with best practice to a lawful point of discharge to ensure that it does not adversely impact upon or affect any adjoining site or downstream infrastructure. In addition to this, large batters or embankments of exposed soil created as a result of development must be properly stabilised by either dense landscaping or engineering solutions such as a retaining wall.

Some allotments within this Area may extend into the adjoining Berserker Range Environmental Protection Area. Where this is the case, that part of the allotment within the Berserker Range Environmental Protection Area will be excluded from development. To remove any doubt, this land can be included



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in the Reconfiguring a Lot, however, every allotment that extends into the Berserker Range Environmental Protection Area must contain land in this Area capable of being developed for a purpose consistent with the intent of this Area.

That portion of the Area located to the south of Thozet Creek in Rockonia Road and Hinds Street is steep and unsuitable for closely settled urban development. Accordingly, any newly created residential allotments that result from the Reconfiguring a Lot should be larger than conventional allotments and have a minimum area in the vicinity of 2000m², having regard to:

- An assessment of land suitability in terms of steepness and stability of slope, and whether a building platform is available on land with a slope less than 25%;
- A review of the ecological and landscape amenity values of the land taking into consideration the degree of cut and fill that may be required;
- Accessibility from a constructed road; and
- Access to services such as a gravity fed water supply and also sewerage services.

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 parking 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.

As previously indicated, much of this Area shares a common boundary with the *Berserker Range Environmental Protection Area*, which contains land that has been identified as bushfire prone. Consequently, particularly those property owners / residents whose property shares a common boundary with the adjoining *Berserker Range Environmental Protection Area* have a duty of care to implement measures on an ongoing basis that reduce the risk of bushfire on their properties.

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 Moores and Frenchmans 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)
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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 Berserker Foothills 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
• 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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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

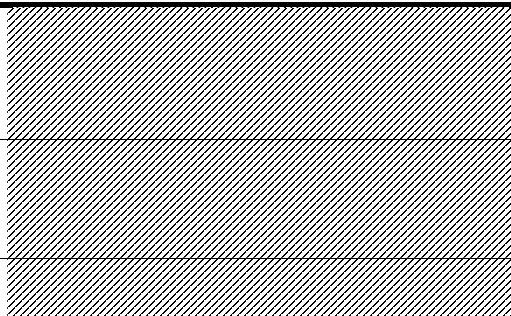
Code Assessable

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

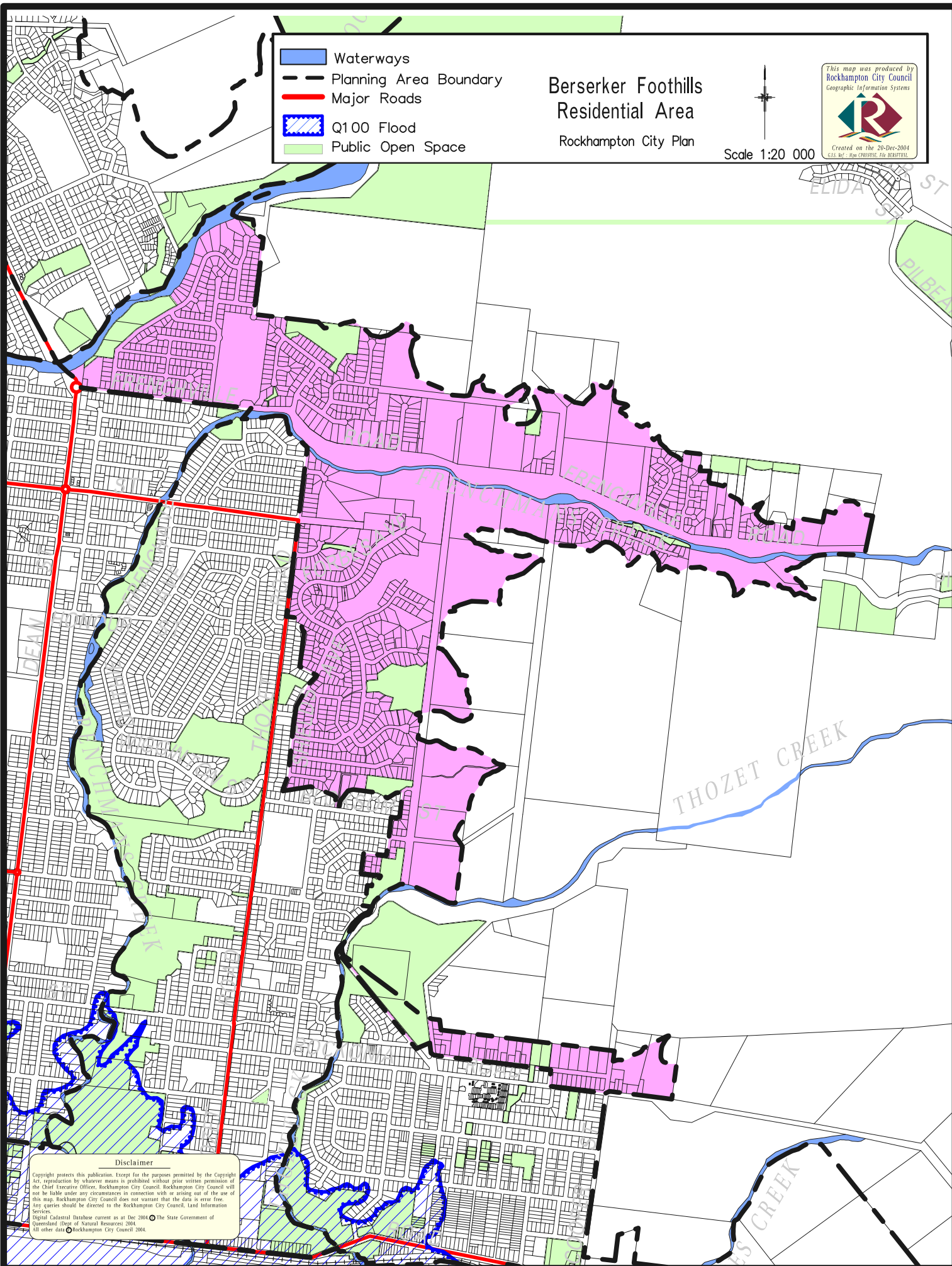
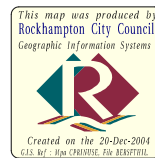


- Waterways
- Planning Area Boundary
- Major Roads
- Q100 Flood
- Public Open Space

Berserker Foothills Residential Area

Rockhampton City Plan

Scale 1:20 000



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