

## **NORMAN ROAD RESIDENTIAL AREA CODE**

### **1 Purpose of the Code**

The purpose of this code is to provide for the planning and management of development in the Norman Road Residential Area to:

- Promote orderly and integrated development in the Area, to ensure that there is:
  - access for pedestrians, cyclists and vehicles;
  - stormwater management with the protection and management of waterways;
  - the provision of an open space network to serve the developing area and the district as a whole, and
- Define the extent of land capable of residential development and how that land is to be developed; and
- Protect the environmental and scenic values of the Norman Road Residential Area, as well as the Berserker Range and Yeppoon Road Corridor; Environmental Protection Areas; and
- Ensure infrastructure such as water supply and sewerage is provided in an efficient and orderly way.

### **2 Application of the Code**

For code assessable development, the code for assessment consists of the secondary code(s) listed below:

- Landscape Code, and
- Reconfiguring a Lot Code – where involving Reconfiguring a Lot; and
- Steep or Unstable Land Code.

### **3 Definitions**

Building Location Envelope: As defined in section 3.7 of this planning scheme.

Drainage Reserve: As defined in section 3.7 of this planning scheme.

Precinct 1: Means Precinct 1 – Environmental Precinct (Norman Road Environmental Constraint) as shown on the Precinct Plan attached to the Norman Road Residential Area Map.

Precinct 2: Means Precinct 2 – Environmental Precinct (Norman Road Slope Constraint) as shown on the Precinct Plan attached to the Norman Road Residential Area Map.

### **4 Explanation**

This code sets out the Performance Criteria that must be met for all development in the Norman Road Residential Area, which will be the Area that accommodates the majority of new residential development in the City. As an Area set aside specifically for residential growth and



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expansion this code sets out a range of development standards and assessment criteria that are applicable to development and are over and above those stated in other codes that apply to development. Where there is any conflict between the requirements of this code and any other code, the requirements of this code will take precedence.

In any instance where a parcel of land is partly located within the Norman Road Residential Area and another Area, this code will also apply to the part of an allotment in another Area only to the extent of ensuring that development of one part of a parcel of land (ie in the Norman Road Residential Area) does not affect the other part (ie that part outside of the Norman Road Residential Area).

### 5 Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions									
P1	The ecological qualities of a site are preserved as a part of the development of the site.	A1.1	No buildings, structures or other works occurs, or extends into the Berserker Range Environmental Protection Area or the Yeppoon Road Corridor Environmental Protection Area.								
			AND								
		A1.2	Only Reconfiguring a Lot resulting in no additional allotments created, occurs on land above RL 92.0 AHD.								
			AND								
		A1.3	Vegetation in Precincts 1 and 2 and natural features such as creeks, gullies and watercourses are retained in their natural state.								
		AND									
		A1.4.1	Any allotment located partly within an Environmental Protection Area and Precinct 1 or 2 complies with Table 1 below:								
			<table><tr><th>Table 1</th><th>Min. size<sup>1</sup></th><th>Min. Road Frontage</th></tr><tr><td>Environmental Protection Area part of the allotment</td><td>2 hectares</td><td rowspan="2">30m</td></tr><tr><td>Balance of the allotment in Precinct 1 or 2</td><td>2000m<sup>2</sup></td></tr></table>	Table 1	Min. size <sup>1</sup>	Min. Road Frontage	Environmental Protection Area part of the allotment	2 hectares	30m	Balance of the allotment in Precinct 1 or 2	2000m <sup>2</sup>
Table 1	Min. size <sup>1</sup>	Min. Road Frontage									
Environmental Protection Area part of the allotment	2 hectares	30m									
Balance of the allotment in Precinct 1 or 2	2000m <sup>2</sup>										
		OR									
		A1.4.2	Any allotment located partly within an Environmental Protection Area and part of the Norman Road Residential Area that is not within an environmental precinct complies with Table 2:								
			<table><tr><th>Table 2</th><th>Min. size<sup>2</sup></th><th>Min. Road Frontage</th></tr><tr><td>Environmental Protection Area part of the allotment</td><td>2 hectares</td><td>20m</td></tr></table>	Table 2	Min. size <sup>2</sup>	Min. Road Frontage	Environmental Protection Area part of the allotment	2 hectares	20m		
Table 2	Min. size <sup>2</sup>	Min. Road Frontage									
Environmental Protection Area part of the allotment	2 hectares	20m									

<sup>1</sup> So the total minimum size of an allotment will be 2.2ha

<sup>2</sup> So the total minimum size of an allotment will be 2.05ha

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Performance Criteria		Acceptable Solutions		
	A1.4.3	Balance of the allotment in the Norman Road Residential Area but not in Precinct 1 or 2	500m <sup>2</sup>	
	OR Any allotment located wholly within precinct 1 or 2 complies with Table 3:			
	A1.4.4	Table 3	Min. size	Min. Road Frontage
		An allotment wholly located in Precinct 1 or 2	2000m <sup>2</sup>	30m
	OR Any allotment located partly within Precinct 1 or 2 (or both) and part of the Norman Road Residential Area that is not in Precinct 1 or 2 complies with Table 4:			
	A1.4.5	Table 4	Min. size <sup>3</sup>	Min. Road Frontage
		For the part of an allotment located within Precinct 1, Precinct 2 or both.	500m <sup>2</sup>	20m
		An allotment wholly located within the Norman Road Residential Area but not in Precinct 1 or 2	500m <sup>2</sup>	
	OR Any allotment located wholly within the Norman Road Residential Area with no part within precinct 1, precinct 2 or an Environmental Protection Area complies with Table 5:			
		Table 5	Min. size <sup>4</sup>	Min. Road Frontage
For each allotment.		300m <sup>2</sup>	12m	
P2	For all land subject to slopes equal to or greater than 1 in 4 (25%), development is done in a manner that ensures that: (a) it is sensitive to the landscape character of the site and area; and (b) the scenic amenity values of the site and area are retained, and (c)It does not increase the potential for slope			
	A2.1	No Works or Material Change of Use occurs on slopes greater than 1 in 3 (33%).		
	A2.2	AND Development occurring on land with slopes equal to and greater than 1 in 4 (25%) minimise visual impact on the local area and City, by: (i) Retaining existing vegetation outside of a Building Location Envelope and its associated access driveway; (ii) Siting Building Location Envelopes and access driveways to avoid excavation and filling; (iii) Revegetating (in accordance with the <b>Landscape Code</b> ) parts of the site that have been previously cleared and are no longer required to be cleared (eg. for		

<sup>3</sup> So the total minimum size of an allotment will be 1000m<sup>2</sup>.

<sup>4</sup> So the total minimum size of an allotment will be 1000m<sup>2</sup>.



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Performance Criteria	Acceptable Solutions
<p>instability in the area, and</p> <p>(d) Practical and safe access exists to all approved house sites, and</p> <p>(e) The removal of vegetation is minimised.</p>	<p>bushfire protection);</p> <p><b>A2.3</b></p> <p><b>AND</b></p> <p>Development is carried out in accordance with the <b>Steep or Unstable Land Code</b>.</p>
<p><b>P3</b> Development in the Area;</p> <p>(a) is safe and efficient; and</p> <p>(b) utilises existing road reserves; and</p> <p>(c) minimises access points to Norman Road and prevents access to Yeppoon Road; and</p> <p>(d) incorporates flat and accessible bicycle and pedestrian routes; and</p> <p>(e) provides good access to infrastructure.</p>	<p><b>A3.1</b> Development in accordance with the Norman Road Residential Area Code Map 1.</p> <p><b>AND</b></p> <p><b>A3.2</b> New roads respond to and follow natural contour lines wherever possible.</p> <p><i>Note: The road classification will determine if pedestrian footpaths or bikepaths, are required to be provided.</i></p> <p><b>A3.3</b> <b>AND</b></p> <p>A constructed road frontage for the purposes of vehicular access is provided to Council's Kent Hill Reservoir located on Lot 1 RP 602872.</p> <p><b>A3.4</b> <b>AND</b></p> <p>There is no access proposed to Yeppoon Road from any development.</p>
<p><b>P4</b> Pedestrian and cycle facilities are incorporated into road and open space design.</p>	<p><b>A4</b> Pedestrian and cyclist infrastructure are provided:</p> <p>(i) For Reconfiguring a Lot – along the frontage of the site to an existing road or within a proposed road where required by the road classification in Appendix 2 of the <b>Reconfiguring a Lot Code</b>; and</p> <p>(ii) Within areas of public open space; and</p> <p>(iii) In accordance with <b>Planning Scheme Policy No. 7 – Provision of Bikeways and Bicycle Facilities</b>.</p>
<p><b>P5</b> Land for open space and recreation purposes is provided in an accessible and functional location in the Area for present and future residents of the Area and those in other Areas at both a regional and local scale.</p>	<p><b>A5.1</b> Land for open space and recreation facilities is provided at the locations nominated on Norman Road Residential Area Code Map 1 excluding developer contributions over and above the Council's minimum requirement and any variation approved by Council in accordance with Acceptable Solution A5.3.2.</p> <p><b>A5.2</b> <b>AND</b></p> <p>Six (6) hectares of land (excluding drainage reserve) is provided at the northern corner of Nagle Drive and Norman Road for the active and passive recreation needs of the district</p>

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	<p>and local area as follows;</p> <p>(i) One (1) District level sports/courts area: min of 4 ha; and</p> <p>(ii) One (1) Local level sports/courts area: min of 2 ha.</p> <p><b>A5.3.1</b></p> <p><b>AND</b></p> <p>Four (4) hectares of land (excluding drainage reserve) is provided at the northern corner of Nagle Drive and Norman Road for the active and passive recreation needs of the Area for the purposes of any combination of;</p> <p>(i) Local Suburban play parks: minimum of 0.5 ha each; and</p> <p><b>A5.3.2</b> (ii) Bushland Parks: minimum of 2 ha each</p> <p><b>OR</b></p> <p>Up to four (4) hectares of land (excluding drainage reserve) is provided for the active and passive recreation needs of the Area in the enclosed valley area of Lot 1 on RP 602634 and Lot 2 on RP 602872 for the purposes of any combination of:</p> <p>(i) Local Suburban play parks: minimum of 0.5 ha each; and</p> <p>(ii) Bushland Parks: minimum of 2 ha each; subject to the following 2 conditions being met and complying with <b>Planning Scheme Policy No 5 – Open Space Infrastructure Contributions;</b></p> <p>(1) The land is suitable for open space purposes and conducive to encouraging recreational opportunities; and</p> <p>(2) There being an open space link between this area and the 6 hectare area required on the corner of Nagle Drive and Norman Road; and</p> <p>(3) Council does not require the 4 hectares to be located adjacent to the 6 hectares referred to in A5.2.</p> <p><b>A5.4</b> with any shortfall of the 4 hectares located (as additional to the other 6 hectares) at the corner of Nagle Drive and Norman Road.</p> <p><b>AND</b></p> <p><b>A5.5</b> The existing open space area is retained adjacent to Moores Creek and added to as opportunities present themselves with newly created allotments fronting onto this open space area.</p> <p><b>AND</b></p> <p>Where not required to dedicate land as public open space in accordance with any other Acceptable Solution, a cash payment for open space purposes is made in accordance with</p>



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		<b>Planning Scheme Policy No. 5 - Open Space Infrastructure Contributions.</b>	
<b>P6</b>	Stormwater drainage lines are provided throughout the development: (a) To ensure that stormwater is properly managed to protect properties in the immediate area or downstream from damage or any other adverse effect; and (b) Which incorporate natural stream beds generally in their natural state to maintain the ecological values of these gullies and streams; and (c) In a manner and location so that they can be easily maintained and accessed; and (d) And designed to maximise recreational, scenic & environment values as well as hydrological and maintenance requirements.	<b>A6.1</b>	Stormwater drainage lines are provided at locations in accordance with Norman Road Residential Area Code Map 1.
		<b>A6.2</b>	<b>AND</b> Development does not interfere with the drainage lines identified on Norman Road Residential Area Code Map 1 and other overland flow paths in the Area or an adjoining Area.
		<b>A6.3</b>	<b>AND</b> Access is provided to stormwater drainage reserves at intervals of no greater than 150 metres.
<b>P7</b>	The ecological, open space and drainage functions of Moores Creek are protected from any adverse impacts associated with development.	<b>A7.1</b>	Any development of land within 100 metres of Moores Creek is done incorporating set backs and/or other measures that will prevent the flooding impacts on proposed or existing downstream allotments being increased or intensified <sup>5</sup> .
		<b>A7.2</b>	<b>AND</b> Land located within a Waterway Corridor as shown on Planning Scheme Map 5 is

<sup>5</sup> One way to demonstrate compliance with this Acceptable Solution is to prepare a report in accordance with **Planning Scheme Policy No. 14 – Flood Plain Management**.

<sup>6</sup> Refer to section 4 and Schedule 1 of the Land Act 1994.

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<b>Performance Criteria</b>		<b>Acceptable Solutions</b>	
		dedicated to the crown as a reserve for drainage or Environmental Purposes <sup>6</sup> .	
<b>P8</b>	Ecological Assets and corridors between Peak Hill and the land occupied by the Kent Hill Water Reservoir is retained and incorporated into subdivision design.	<b>A8.1</b>	The nature conservation corridor identified as part of Precinct 1 which contains Silver Leaf Ironbark ( <i>E melanophloia</i> ) is retained between Peak Hill and the Kent Hill Reservoir on the basis of its scenic amenity value and ecological value.
		<b>A8.2</b>	<b>AND</b> Vegetation is retained at the mouth of the enclosed valley so that the corridor remains relatively intact and is not divided by development other than for a road providing access to the enclosed valley.
<b>P9</b>	A vegetated corridor is retained adjacent to Yeppoon Road; (a) to protect the ecological values of the corridor; and (b) to protect the visual amenity values of the corridor including its landform; and (c) to continue the vista from the University of Central Queensland to the Yeppoon Road Environmental Protection Area; and (d) to provide a buffer between residential development and traffic along Yeppoon Road	<b>A9.1</b>	The vegetated corridor identified as part of Precinct 1 is left to remain in its natural state undisturbed by any form of development or the consequences of development excluding the construction of a house on an allotment in a Building Location Envelope.
		<b>A9.2</b>	<b>AND</b> The corridor has a width of between 60 metres at its western end and 115 metres at its eastern end.
		<b>A9.3</b>	<b>AND</b> No development of any type occurs within 15 metres of the Yeppoon Road.
<b>P10</b>	The Norman Road Residential Area has the day to day needs of the immediate population serviced with one (1) Local Shopping / Neighbourhood Centre that is consistent with the centres hierarchy of the city; and	<b>A10</b>	No Acceptable Solution specified.



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<p>(a) is accessible and fronting onto Nagle Drive, Springfield Drive or Norman Road and adjacent to Public Open Space shown on Norman Road Residential Area Code Map 1; and</p> <p>(b) is accessible by bicycle and pedestrian paths; and</p> <p>(c) minimises the impacts of traffic generation and car parking on the residential components and parts of the Area as well as the road network; and</p> <p>(d) is co-located with any other community/recreation use class of development or activities in the Area; and</p> <p>(e) has a Gross Floor Area of no more than 2000m<sup>2</sup>.</p>	
<p><b>P11</b> Community uses and facilities located in the Norman Road Residential Area do not adversely affect, alter or impact upon the residential character or amenity of the Area; and</p> <p>(a) is accessible and fronting onto a Minor Urban Collector<sup>7</sup> or a Major Street within the Area, except Norman Road unless co-located</p>	<p><b>A11</b> No Acceptable Solution specified.</p>

<sup>7</sup> As defined in Planning Scheme Policy No. 13 – Road Hierarchy



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
Performance Criteria	Acceptable Solutions
<p>or adjacent to a Local Shopping / Neighbourhood Centre, ; and</p> <p>(b) is accessible by bicycle and pedestrian paths; and</p> <p>(c) minimises the impacts of traffic generation and car parking on the residential components and parts of the Area as well as the road network; and</p> <p>(d) is co-located with other community or recreational uses existing and compatible with the use in the Area.</p>	



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Digital Cadastral Database current as at Dec 2004. The State Government of Queensland (Dept of Natural Resources) 2004.  
All other data Rockhampton City Council 2004.

# LEGEND

-  Planning Area Boundary
-  Trunk Collector
-  Collector Street
-  Drainage Reserve
-  Suggested Link Streets
-  Open Space
-  Open Space
-  Waterways

This map was produced by  
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## Norman Road Residential Area Code Map 1

Rockhampton City Plan

0 100 200 300 400 0.5 km Scale 1 : 20000

