

## Division 5 – Village Zone

### 3.8 Tables of Assessment Categories and Assessment Criteria

#### Table 6A - Material Change of Use

| Column 1<br>Defined Purpose  | Column 2<br>Assessment Category   | Column 3<br>Assessment Criteria   |
|--|---|---|
| <b>(1) EXEMPT DEVELOPMENT:</b>   |   |   |
| Local utility  | <b>Exempt</b><br>If on Council owned land   |   |
| Park   | <b>Exempt</b><br>All circumstances  |   |
| Road   | <b>Exempt</b><br>All circumstances  |   |
| <b>(2) SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT WITHIN THE ZONE:</b> |   |   |
| <b>(a) If for any of the following defined purposes:</b>               |   |   |
| Advertising device   | <b>Code assessable</b><br>All circumstances   | <u>Applicable Codes</u><br><ul style="list-style-type: none"> <li>▶ Village Zone Code</li> <li>▶ Signs Code</li> </ul>  |
| Agriculture  | <b>Code assessable</b><br>If for the purposes of a roadside stall   | <u>Applicable Codes</u><br><ul style="list-style-type: none"> <li>▶ Village Zone Code</li> </ul>  |
| Annexed apartment  | <b>Self-assessable</b><br>All circumstances except if Code assessable<br><br><b>Code assessable</b><br>If nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes | <u>Applicable Codes</u><br><ul style="list-style-type: none"> <li>▶ Village Zone Code</li> <li>▶ Annexed Apartment Code</li> </ul>  |
| Art and craft centre   | <b>Code assessable</b><br>All circumstances   | <u>Applicable Codes</u><br><ul style="list-style-type: none"> <li>▶ Village Zone Code</li> </ul>  |
| Bed and breakfast  | <b>Code assessable</b><br>All circumstances   | <u>Applicable Codes</u><br><ul style="list-style-type: none"> <li>▶ Village Zone Code</li> <li>▶ Short-term Accommodation Code</li> </ul>   |
| Caretaker's residence  | <b>Code assessable</b><br>All circumstances   | <u>Applicable Codes</u><br><ul style="list-style-type: none"> <li>▶ Village Zone Code</li> <li>▶ Caretaker's Residence Code</li> </ul>  |
| Dwelling house   | <b>Self-assessable</b><br>If on a lot (or proposed lot) $\geq 2\,000\text{m}^2$<br><br><b>Code assessable</b><br>If on a lot (or proposed lot) $< 2\,000\text{m}^2$   | <u>Applicable Codes</u><br><ul style="list-style-type: none"> <li>▶ Village Zone Code</li> </ul> If located in Area A on PSM 9:<br><ul style="list-style-type: none"> <li>▶ Natural Features Code [Element (j) – Airport Affected Land special management area].</li> </ul> |

| Column 1<br>Defined Purpose   | Column 2<br>Assessment Category   | Column 3<br>Assessment Criteria   |
|---|---|---|
| Home based business   | <p><b>Self-assessable</b><br/>All circumstances except if Code assessable</p> <p><b>Code assessable</b><br/>If nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes</p>  | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Village Zone Code</li> <li>▶ Home-Based Business Code</li> </ul>  |
| Local utility   | <p><b>Self-assessable</b><br/>All circumstances except if Exempt</p> <p><b>Code assessable</b><br/>If nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the relevant elements of the applicable codes</p>   | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Village Zone Code</li> </ul>  |
| <p>(b) If for:</p> <ul style="list-style-type: none"> <li>▶ a defined purpose listed in (1) above, but does not meet the specified circumstance listed in Column 2 in (a) above for the nominated level of assessment, or</li> <li>▶ a purpose not listed in (a) above or not defined in this planning scheme:</li> </ul> |   |   |
| All   | <p><b>Impact assessable</b><br/>All circumstances</p>   |   |
| <b>(3) ASSESSABLE DEVELOPMENT AFFECTED BY A SPECIAL MANAGEMENT AREA:</b>  |   |   |
| Agriculture   | <p><b>Self-assessable</b><br/>If:</p> <ul style="list-style-type: none"> <li>(a) self-assessable for all other circumstances listed in Column 2 of this table; and</li> <li>(b) located on land identified in the Good Quality Agricultural Land special management area<sup>60</sup>; and</li> <li>(c) not affected by another special management area.</li> </ul> <p><b>Code assessable</b><br/>Other than self-assessable</p>  | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Village Zone Code</li> <li>▶ all Special Management Area Codes applicable to the proposals because of its location in or adjacent to a special management area.</li> </ul> <p>and</p> <p>For Forestry Business:</p> <ul style="list-style-type: none"> <li>▶ Forestry Business Code</li> </ul>        |
| All, except for agriculture   | <p><b>Self-assessable</b><br/>If for all other circumstances listed in Column 2 of this table the proposal is self-assessable :</p> <ul style="list-style-type: none"> <li>(a) located in the Capricorn Coast Landscape special management area<sup>61</sup>; and                             <ul style="list-style-type: none"> <li>(i) will not involve buildings or structures more than 9 metres in height; or</li> <li>(ii) will not involve development above 50m AHD; or</li> <li>(iii) will not involve development on a site with natural ground level slopes greater than 15%.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>▶ Village Zone Code; and</li> <li>▶ all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above, and</li> <li>▶ all Special Management Area Codes applicable to the proposals because of its location in or adjacent to a special management area on Overlay Maps O1 to O8 or listed in Schedule 3.</li> </ul> |

<sup>60</sup> Refer to Overlay Maps O4A and O4B

<sup>61</sup> Refer to Overlay Maps O9

| Column 1<br>Defined Purpose                 | Column 2<br>Assessment Category   | Column 3<br>Assessment Criteria   |
|---|---|---|
| <p>All, except for agriculture (cont'd)</p> | <p>or</p> <p>(b) for a dwelling house in the Good Quality Agricultural Land special management areas.</p> <p><b>Code assessable</b><br/>If located:</p> <p>(a) in any of the following special management areas on Overlay Map O1:</p> <ul style="list-style-type: none"> <li>(i) Protected areas;</li> <li>(ii) Water Supply Catchment; or</li> <li>(iii) Extractive Resources.</li> </ul> <p>or</p> <p>(b) in a special management area on Overlay Maps O2, O3, O5 and O6.</p> <p>or</p> <p>(c) in the Good Quality Agricultural Land special management area on Overlay Maps O4A and O4B and not for agriculture.</p> <p>or</p> <p>(d) adjacent<sup>62</sup> to:</p> <ul style="list-style-type: none"> <li>(i) an Extractive Resources special management area; or</li> <li>(ii) a Protected Area special management area; or</li> <li>(iii) a Waterway special management area; or</li> <li>(iv) a Wetlands special management area,</li> </ul> <p>on Overlay Maps O1 to O3.</p> <p>or</p> <p>(e) In the Acid Sulfate Soils special management area<sup>63</sup>:</p> <p>(i) located:</p> <ul style="list-style-type: none"> <li>▶ on identified known or potential acid sulfate soils; or</li> <li>▶ at or below 5m AHD; or</li> <li>▶ below 20m AHD where construction will involve excavation below 5m AHD;</li> </ul> <p>and</p> | <p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> <li>▶ Village Zone Code; and</li> <li>▶ all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above</li> </ul> <p>and</p> <p>For circumstances (a), (b), (c), (d) and (e):</p> <ul style="list-style-type: none"> <li>▶ Natural Features Code -<br/>The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> <p>For circumstance (e):<br/>Natural Features Code [Element (c) – Acid Sulfate Soils special management area]</p> |

<sup>62</sup> Refer to Schedule 1, Division 2 for the definition of “adjacent”.

<sup>63</sup> Refer to Overlay Maps O8A & O8B.

| Column 1<br>Defined Purpose          | Column 2<br>Assessment Category  | Column 3<br>Assessment Criteria   |
|--------------------------------------|--|---|
| All, except for agriculture (cont'd) | <p>(ii) involving:</p> <ul style="list-style-type: none"> <li>▶ excavating or otherwise removing 100m<sup>3</sup> or more of material; or</li> <li>▶ filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or more.</li> </ul> <p>or</p> <p>(f) in or adjacent to in or adjacent to a Heritage Places special management.</p> <p>(g) If located on land identified in the Capricorn Coast Landscape special management area on Overlay Map O9 and not self-assessable or otherwise impact assessable.</p> <p>(h) in the Farnborough Groundwater special management area and involving:</p> <ul style="list-style-type: none"> <li>(i) an on-site sewerage treatment facility;</li> <li>(ii) use or works using the groundwater resource for commercial gain<sup>64</sup>; or</li> <li>(iii) animal related activities<sup>65</sup>.</li> </ul> | <p>For circumstance (f):</p> <ul style="list-style-type: none"> <li>▶ Cultural Features Code</li> </ul> <p>and</p> <p>For circumstance (g):</p> <ul style="list-style-type: none"> <li>▶ Capricorn Coast Landscape Code.</li> </ul> <p>and</p> <p>For circumstance (h):</p> <ul style="list-style-type: none"> <li>▶ Natural Features Code [Element (m) – Water Supply Catchment and Farnborough Groundwater special management area].</li> </ul> |

<sup>64</sup> Carrying out operational work for taking or interfering with water is assessable development under Schedule 8 to the IPA.

<sup>65</sup> Refer to Schedule 1, Division 1 (1)(a) for the meaning of animal related activities.

**Table 6B - Development other than Material Change of Use**

| Column 1<br>Nature of<br>Development                                 | Column 2<br>Assessment Category  | Column 3<br>Assessment Criteria   |
|--|--|---|
| <b>(1) BUILDING WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b> |  |   |
| All  | <p><b>Code assessable</b></p> <p>If:</p> <p>(a) exceeding</p> <p style="padding-left: 20px;">(i) 10 metres in height in Area A on PSM9 – Building Heights in the vicinity of Rockhampton Airport; or</p> <p style="padding-left: 20px;">(ii) Otherwise, the maximum height specified as the Self-assessment Solution in Village Zone Code;</p> <p>or</p>   | <p><u>Applicable Codes</u></p> <p>For circumstances (a) and (b):</p> <ul style="list-style-type: none"> <li>▶ Village Zone Code</li> </ul>  |
| All (cont'd)   | <p>(b) in or adjacent to a Heritage Places special management<sup>66</sup> area involving:</p> <p style="padding-left: 20px;">(i) the construction of any new building or structure, or</p> <p style="padding-left: 20px;">(ii) the demolition, removal or alteration of any existing building or structure;</p> <p>or</p> <p>(c) involving filling or excavation in the Drainage Problem special management area<sup>67</sup> involving:</p> <p style="padding-left: 20px;">(i) vertical height <math>\geq</math> 1 metre in relation to ground level, or</p> <p style="padding-left: 20px;">(ii) displacement of more than 50m<sup>3</sup> of material;</p> <p>or</p> <p>(d) if in the Capricorn Coast Landscape special management area and involving:</p> <p style="padding-left: 20px;">(i) construction of a building or structure:</p> <p style="padding-left: 40px;">(A) more than 9 metres in height within 20 metres of the frontage to the Scenic Highway, Farnborough Road, Yeppoon Road or Emu Park Road; or</p> <p style="padding-left: 40px;">(B) more than 11 metres in height other than as located in (A) above;</p> | <p>For circumstance (b):</p> <ul style="list-style-type: none"> <li>▶ Cultural Features Code</li> </ul> <p>For circumstance (c):</p> <ul style="list-style-type: none"> <li>▶ Natural Features Code [Element (h) – Drainage Problem special management area]</li> </ul> <p>For circumstance (d):</p> <ul style="list-style-type: none"> <li>▶ Capricorn Coast Landscape Code</li> </ul> |

<sup>66</sup> Refer to Schedule 3 – Identified Cultural Features for a list of all Heritage Places special management areas

<sup>67</sup> Refer to Overlay Map O2A & O2B

| Column 1<br>Nature of<br>Development                                    | Column 2<br>Assessment Category   | Column 3<br>Assessment Criteria   |
|---|---|---|
|   | <p>(ii) construction of a building or structure above 50m AHD; or</p> <p>(iii) construction of a retaining wall that exceeds 1.5 metres vertical height; or</p> <p>(iv) involving filling or excavation that results in batter slopes that:</p> <ul style="list-style-type: none"> <li>▶ have a vertical height greater than 3 metres; or</li> <li>▶ are steeper than 1 on 4;</li> </ul> <p>or</p> <p>(e) involving construction of a building or structure on a site with natural ground level slopes greater than 15%.</p> <p>(f) in the Acid Sulfate Soils special management area<sup>68</sup>:</p> <p>(i) located:</p> <ul style="list-style-type: none"> <li>▶ on identified known or potential acid sulfate soils; or</li> <li>▶ at or below 5m AHD; or</li> <li>▶ below 20m AHD where construction will involve excavation below 5m AHD;</li> </ul> <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> <li>▶ excavating or otherwise removing 100m<sup>3</sup> or more of material; or</li> <li>▶ filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or more.</li> </ul> | <p>For circumstance (e):<br/>Natural Features Code [Element (e) – Steep Land special management area]</p> <p>For circumstance (f):<br/>Natural Features Code [Element (c) – Acid sulfate soils special management area]</p>                             |
| <b>(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b> |   |   |
| Clearing <sup>69</sup>  | <p><b>Code assessable</b><br/>All circumstances</p>   | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Clearing Code</li> </ul> <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> <li>▶ Capricorn Coast Landscape Code</li> </ul> |

<sup>68</sup> Refer to Overlay Maps O8A & O8B.

<sup>69</sup> Carrying out operational work that is the clearing of native vegetation on freehold land, indigenous land or on leasehold land used for agriculture (including grazing) may also be assessable development under Schedule 8 to the IPA

| Column 1<br>Nature of<br>Development | Column 2<br>Assessment Category  | Column 3<br>Assessment Criteria   |
|--------------------------------------|--|---|
| Placement of an on-premises sign     | <p><b>Self-assessable</b><br/>All circumstances except if Code assessable</p> <p><b>Code assessable</b><br/>If nominated as self-assessable, but unable to comply with the Self-assessment Solutions for the Signs Code</p>  | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Signs Code</li> </ul>   |
| Engineering work                     | <p><b>Code assessable</b><br/>If:</p> <p>(a) in or adjacent to a special management area on the Natural Features or Resources Overlays;</p> <p>or</p> <p>(b) in the Capricorn Coast Landscape special management area and involving filling or excavation that results in batter slopes that:</p> <p>(i) have a vertical height greater than 3 metres; or</p> <p>(ii) are steeper than 1 on 4;</p> <p>or</p> <p>(c) in connection with a Telecommunications facility (medium impact)</p> <p>(d) in the Acid Sulfate Soils special management area <sup>70</sup>:</p> <p>(i) located:</p> <ul style="list-style-type: none"> <li>▶ on identified known or potential acid sulfate soils; or</li> <li>▶ at or below 5m AHD; or</li> <li>▶ below 20m AHD where construction will involve excavation below 5m AHD;</li> </ul> <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> <li>▶ excavating or otherwise removing 100m<sup>3</sup> or more of material; or</li> <li>▶ filling on land below 5m AHD involving 500m<sup>3</sup> or more of material with an average depth of 0.5m or more.</li> </ul> | <p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> <li>▶ Village Zone Code</li> </ul> <p>For circumstance (a):</p> <ul style="list-style-type: none"> <li>▶ Natural Features Code</li> </ul> <p>For circumstance (b):</p> <ul style="list-style-type: none"> <li>▶ Capricorn Coast Landscape Code</li> </ul> <p>For circumstance (c):</p> <ul style="list-style-type: none"> <li>▶ Telecommunications Facility Code</li> </ul> <p>For circumstance (d):<br/>Natural Features Code [Element (c) – Acid sulfate soils special management area]</p> |

<sup>70</sup> Refer to Overlay Maps O8A & O8B.

| Column 1<br>Nature of<br>Development                       | Column 2<br>Assessment Category                     | Column 3<br>Assessment Criteria  |
|--|---|--|
| <b>(3) OPERATIONAL WORK ASSOCIATED WITH RECONFIGURING:</b> |   |  |
| All  | <p><b>Code assessable</b><br/>All circumstances</p> | <p><u>Applicable Codes</u><br/>For all circumstances:</p> <ul style="list-style-type: none"> <li>▶ Village Zone Code</li> <li>▶ Clearing Code</li> <li>▶ Signs Code</li> </ul> <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> <li>▶ Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> <li>▶ Capricorn Coast Landscape Code</li> </ul> |
| <b>(4) RECONFIGURING A LOT:</b>                            |   |  |
| All  | <p><b>Code assessable</b><br/>All circumstances</p> | <p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>▶ Village Zone Code</li> </ul> <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> <li>▶ Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</li> </ul> <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> <li>▶ Capricorn Coast Landscape Code</li> </ul>   |
| <b>(5) OTHER:</b>  |   |  |
| All  | <p><b>Exempt</b><br/>All circumstances</p>          |  |

### 3.9 Village Zone Code

(1) Purpose

- (a) The purpose of the Village Zone Code is the achievement of the overall outcomes sought for the Village Zone.
- (b) The overall outcomes sought for the Village Zone are:
  - (i) Development contributes to the townships of Marlborough, Ogmore, Cawarral, Mt Chalmers, Stanage Bay and Keppel Sands by:



- (A) being attractive, pleasant and safe places in which to live, and
- (B) providing opportunities for locally-based employment, and
- (C) achieving high levels of amenity commensurate with the character of each township/village respectively, and
- (D) providing the focus for convenience retailing and community support services and facilities for residents of each township/village and its surrounding rural areas;
- (ii) Residential development in each township/village provides a range of long-term and short-term accommodation located appropriately in the existing settled areas;
- (iii) Marlborough additionally provides for the needs of travellers using the Bruce Highway.

(2) Elements

- (a) Land use and development
  - (i) Consistent uses

**Specific Outcomes**

- O1 (a) Only uses consistent with the overall outcomes for, and preferred for development within the Village zone are established in the zone.
- (b) The following uses and use classes are consistent with, and preferred within the Village zone:
- (i) Dwelling house,
  - (ii) Bed and breakfast,
  - (iii) Home-based Business.
- O2 Provided the following uses are developed:
- ▶ to be compatible with surrounding development by being of similar scale, intensity and character, and
  - ▶ to support preferred uses, and
  - ▶ to not adversely affect the amenity of the locality;
- they are consistent within the Village zone:
- (a) Accommodation building (being for the purposes of a motel or guest house),
  - (b) Art and craft centre,
  - (c) Local utility,
  - (d) Special use (being for the purpose of a community hall or centre or a church),
  - (e) Shop (not exceeding 100m<sup>2</sup> gross floor area and providing only for convenience shopping needs of residents within the surrounding locality),
  - (f) Service station, and
  - (g) Take-away food premises.

- (ii) Inconsistent uses

**Specific Outcomes**

- O3 Uses other than:
- ▶ preferred uses nominated in O1, or
  - ▶ consistent uses developed to comply with the provisions set out in O2;
- do not establish in the Village zone, do not comply with the overall outcomes sought for the Village zone and conflict with this code.

**Specific Outcomes**

(iii) Subdivision design

| Specific Outcomes   | Self-assessment Solutions  |
|---|--|
| <p>O4 Reconfigured lots are designed and developed with:</p> <ul style="list-style-type: none"> <li>▶ sufficient area and suitable proportions for preferred or consistent uses;</li> <li>▶ adequate frontage for safe and convenient vehicular and pedestrian access;</li> <li>▶ suitable areas within each lot for the location of relevant activities and works;</li> </ul> <p>and:</p> <ul style="list-style-type: none"> <li>▶ do not expose people and works to unacceptable risks from flooding or other hazards.</li> </ul> | <p>S4 (a) Other than reconfiguring for a Community Titles Scheme, lots are developed with areas and dimensions that comply with the design standards set out in Table S4 below.</p> <p>(b) For reconfiguring involving a Community Titles Scheme:</p> <ul style="list-style-type: none"> <li>(i) the number of lots on the Standard Format Plan comprising the Community Titles Scheme does not exceed the number of lots complying with the design standards set out in Table S4 below; unless,</li> <li>(ii) the number of lots on the Standard Format Plan accords with the density of development given by a prior related Development Permit for Material Change of Use.</li> </ul> |

**Table S4 – Design Standards for Subdivision in the Village Zone**

| Minimum Lot Size (Square Metres - m <sup>2</sup> ) | Minimum Frontage (Metres -m) |
|--|------------------------------|
| 4 000m <sup>2</sup>                                | 20m                          |

(iv) Density

| Specific Outcomes  | Self-assessment Solutions  |
|--|--|
| <p>O5 Density of residential development is compatible with local amenity expressed by the outcomes sought for the Village Zone.</p> | <p>S5 No more than one (1) Dwelling house is constructed on any lot.</p> |

(v) Character and Amenity

| Specific Outcomes   | Self-assessment Solutions   |
|---|---|
| <p>O6 Uses and works are located, designed and operated to minimise adverse impacts on:</p> <ul style="list-style-type: none"> <li>▶ existing environmental conditions relating to air, water and soil,</li> <li>▶ the amenity of adjacent properties and public spaces,</li> <li>▶ visual quality of landscapes in terms of:                             <ul style="list-style-type: none"> <li>– reducing ribbon development and</li> </ul> </li> </ul> | <p>S6 (a) Non-residential purposes are buffered from adjoining properties used for residential purposes by provision of the following minimums:</p> <ul style="list-style-type: none"> <li>(i) 1.8 metre high solid screen fence along common side and rear boundaries;</li> <li>(ii) 2 metre wide landscaped area</li> </ul> |

| Specific Outcomes   | Self-assessment Solutions   |        |                                      |             |                                     |             |                                     |
|---|---|--------|--------------------------------------|-------------|-------------------------------------|-------------|-------------------------------------|
| <p>sprawl,</p> <ul style="list-style-type: none"> <li>– loss of green break separations,</li> <li>▮ obstructing significant local and distant views of prominent natural features and landmarks, and</li> <li>▮ the health and safety of people using the premises and adjacent premises.</li> </ul>  | <p>along the main road frontage;</p> <ul style="list-style-type: none"> <li>(iii) 3 metre wide landscaped area adjacent to side and rear boundaries common with premises used for residential purposes; and</li> <li>(b) Night lighting is designed, constructed and operated in accordance with <i>Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting</i>.</li> <li>(c) Non-residential purposes do not generate noise exceeding noise generation levels interpreted under the <i>Environmental Protection (Noise) Policy</i> provisions, as ‘unreasonable’, or the following whichever is the lesser: <table border="1" data-bbox="933 790 1396 1003"> <thead> <tr> <th>Period</th> <th>Noise Level at Noise Sensitive Place</th> </tr> </thead> <tbody> <tr> <td>0700 – 2000</td> <td>Background noise level plus 5 dB(A)</td> </tr> <tr> <td>2000 – 0700</td> <td>Background noise level plus 3 dB(A)</td> </tr> </tbody> </table> <p>Measured as the adjusted maximum sound pressure level L<sub>max adj T</sub></p> <li>(d) Land subject to reconfiguration and subsequent use for residential purposes is buffered along common boundaries with land included in the Rural Zone, Business Zone or Industry Zone by provision of the following minimums: <ul style="list-style-type: none"> <li>(i) 1.8 metre high solid screen fence along common side and rear boundaries; and</li> <li>(ii) 3 metre wide landscaped area adjacent to boundaries common with premises used for non-residential purposes.</li> </ul> </li> </li></ul> | Period | Noise Level at Noise Sensitive Place | 0700 – 2000 | Background noise level plus 5 dB(A) | 2000 – 0700 | Background noise level plus 3 dB(A) |
| Period  | Noise Level at Noise Sensitive Place  |        |                                      |             |                                     |             |                                     |
| 0700 – 2000   | Background noise level plus 5 dB(A)   |        |                                      |             |                                     |             |                                     |
| 2000 – 0700   | Background noise level plus 3 dB(A)   |        |                                      |             |                                     |             |                                     |
| <p>O7 Buildings and structures are:</p> <ul style="list-style-type: none"> <li>▮ of a type and scale which have an attractive, functional appearance;</li> <li>▮ constructed of materials and finishes compatible with other development in the area;</li> <li>▮ integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, outlook and off-street parking; and</li> <li>▮ designed to adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces</li> </ul> | <p>S7 Built Form</p> <ul style="list-style-type: none"> <li>(a) Height<br/>Buildings and structures do not exceed 12 metres.</li> <li>(b) Setbacks<br/>Buildings and structures are setback at least 6 metres from road frontage(s).</li> </ul>   |        |                                      |             |                                     |             |                                     |
| <p>O8 For a noise sensitive place, activities are laid out and buildings are designed and constructed to</p>  | <p>S8 (a) For a State controlled road:</p> <ul style="list-style-type: none"> <li>(i) Windows facing the road are</li> </ul>  |        |                                      |             |                                     |             |                                     |

| Specific Outcomes  | Self-assessment Solutions   |
|--|---|
| <p>mitigate to a level, that does not unreasonably adversely affect the health and safety of people using premises, the effects of noise from:</p> <ul style="list-style-type: none"> <li>▶ Traffic on major roads (including State controlled roads); or</li> <li>▶ Operations within railway corridors.</li> </ul> | <p>double glazed; and</p> <p>(ii) Buildings used for residential purposes are laid out with:</p> <ul style="list-style-type: none"> <li>– bedrooms and living rooms located on the opposite side to the road; and</li> <li>– kitchens, bathrooms, garages, and rooms for recreation, laundry, utility, storage or the like are on the same side as the road to assist with buffering noise to living and sleeping areas.</li> </ul> <p>(b) For a State controlled railway corridor:</p> <p>(i) Building are designed and constructed to reduce the effects of noise by:</p> <ul style="list-style-type: none"> <li>– locating living and bedroom area on the opposite side to the rail corridor; or</li> <li>– locating activity areas in non-residential noise sensitive places on the opposite side to the rail corridor; and</li> <li>– insulating walls and rooves with sound dampening material;</li> <li>– double-glazing transparent openings on the same side as the rail corridor and installing complimentary mechanical ventilation systems; and</li> <li>– eliminating openings on the same side as the rail corridor; and</li> </ul> <p>(ii) Noise attenuation barriers/devices including planted earth mounds (minimum 1.5 metres high) and solid fencing (minimum 1.8 metres high) are incorporated parallel to and within 6 metres the rail corridor for its full length.</p> |

(vi) Cultural Heritage Values

| Specific Outcomes   |
|---|
| <p>O9 Cultural heritage values associated with the landscape features of a site and its surroundings or relics of past activities found during development of the site are respected and are not subjected to changes that would significantly reduce the capacity to appreciate those areas, places and sites, their character or the memories or history they represent, in terms of visual detracting, public accessibility or physical change, damage or removal.</p> |

(vii) Flood Immunity<sup>71</sup>

| Specific Outcomes   | Self-assessable Solutions   |
|---|---|
| O10 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage. | S10 Land on which buildings and structures associated with development nominated in Column 1 of Schedule 7 will be constructed has immunity from a flood event of at least the annual exceedence probability specified in Column 2 of Schedule 7 for the development. |

(viii) Community safety

| Specific Outcomes  | Self-assessment Solutions   |
|--|---|
| O11 Personal safety and property security are optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> <li>▶ opportunities for surveillance;</li> <li>▶ clear definition of boundaries between private and public spaces; and</li> <li>▶ robust construction materials.</li> </ul> | S11 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme. |

(ix) Vehicle parking and movement

| Specific Outcomes  | Self-assessment Solutions  |
|--|--|
| O12 Development is provided with an on-site parking and movement system designed and constructed to: <ul style="list-style-type: none"> <li>▶ be integrated with the site layout including:                             <ul style="list-style-type: none"> <li>– direct access to a road providing a level of service required to accommodate traffic generated by the use; and</li> <li>– appropriately designed footpath crossovers; and</li> <li>– provision for safe pedestrian movement between public footpath and facility entry points; and</li> </ul> </li> <li>▶ accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and</li> <li>▶ facilitate non-discriminatory accessibility; and</li> <li>▶ provide for safe and efficient loading and unloading of goods; and</li> <li>▶ allow for vehicle queuing necessary for the use; and</li> <li>▶ provide for passenger set down/pick up necessary for the use; and</li> <li>▶ facilitate public access to the foreshore and riparian open space networks.</li> </ul> | S12 (c) Parking is provided on-site: <ul style="list-style-type: none"> <li>(i) at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and</li> <li>(ii) laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.</li> </ul> (d) Loading/unloading facilities are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.<br>(e) Vehicle queuing and set-down/pick-up areas are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme.<br>(f) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.<br>(g) Bicycle and pedestrian access is integrated with site design to facilitate both on-site movement and connection to the Shire bicycle and pedestrian |

<sup>71</sup> The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

| Specific Outcomes | Self-assessment Solutions  |
|-------------------|--|
|                   | networks in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme. |

(b) Infrastructure

| Specific Outcomes   | Self-assessment Solutions  |
|---|--|
| <p>O13 Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:</p> <ul style="list-style-type: none"> <li> <p>▶ comprise components and materials that are:</p> <ul style="list-style-type: none"> <li>– readily accessible and available; and</li> <li>– robust and reliable in terms of operational life and purpose; and</li> <li>– easily maintained without unnecessarily requiring specialist expertise or equipment; and</li> </ul> </li> <li>▶ are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems.</li> </ul> | <p>S13 Water supply, sewerage, drainage, roads, power and communications are:</p> <ul style="list-style-type: none"> <li>(a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and</li> <li>(b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul> |