

Division 9 – Open Space Zone

3.18 Tables of Assessment and Assessment Benchmarks

Table 10A - Material Change of Use

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(1) ACCEPTED DEVELOPMENT:		
Local utility	Accepted development If on Council owned land.	There are no assessment requirements.
Park	Accepted development All circumstances.	There are no assessment requirements.
Road	Accepted development All circumstances.	There are no assessment requirements.
(2) ACCEPTED DEVELOPMENT WITH REQUIREMENTS, CODE AND IMPACT ASSESSABLE DEVELOPMENT WITHIN THE ZONE:		
(a) If for any of the following defined purposes:		
Advertising device	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Open Space Zone Code Signs Code
Caretaker's residence	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Open Space Zone Code Caretaker's Residence Code
Local utility	Accepted development with requirements If not on Council owned land. Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Open Space Zone Code
Outdoor recreation	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Open Space Zone Code Outdoor Recreation Code
(b) If for: <ul style="list-style-type: none"> a defined purpose listed in (1) above, but does not meet the specified circumstance listed in Column 2 in (a) above for the nominated category of development and category of assessment; or a purpose not listed in (a) above or not defined in this planning scheme: 		
All	Impact assessable All circumstances.	<ul style="list-style-type: none"> All assessment benchmarks in the planning scheme to the extent relevant to the development; and Any other 'relevant matter'

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
		(other than a person's personal circumstances, financial or otherwise) permitted under the Act.
(3) ACCEPTED DEVELOPMENT WITH REQUIREMENTS, CODE AND IMPACT ASSESSABLE DEVELOPMENT AFFECTED BY A SPECIAL MANAGEMENT AREA:		
Agriculture	<p>Accepted development with requirements</p> <p>If:</p> <p>(a) accepted development with requirements for all other circumstances listed in Column 2 of this table; and</p> <p>(b) located on land identified in the Good Quality Agricultural Land special management area¹²¹; and</p> <p>(c) not affected by another special management area.</p> <p>Code assessable</p> <p>Other than accepted development with requirements</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Open Space Zone Code • all Special Management Area Codes applicable to the proposals because of its location in or adjacent to a special management area. <p>and</p> <p>For Forestry Business:</p> <ul style="list-style-type: none"> • Forestry Business Code
All, except for agriculture	<p>Accepted development with requirements</p> <p>If for all other circumstances listed in Column 2 the proposal is accepted development with requirements:</p> <p>(a) located on land identified in the Capricorn Coast Landscape special management area¹²²; and</p> <p>(i) will not involve buildings or structures more than 9 metres in height; or</p> <p>(ii) will not involve development above 50m AHD; or</p> <p>(iii) will not involve development on a site with natural ground level slopes greater than 15%.</p> <p>Code assessable</p> <p>If located:</p> <p>(a) in any of the following special management areas on Overlay Map O1:</p> <p>(i) Protected areas;</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Open Space Zone Code; and • all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above, and • 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. <p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> • Open Space Zone Code; and • all Specific Use Codes or Issue Codes applicable to the

¹²¹ Refer to Overlay Maps O4A and O4B

¹²² Refer to Overlay Maps O9

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
All, except for agriculture (continued)	<p>(ii) Water Supply Catchment; or</p> <p>(iii) Extractive Resources.</p> <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) adjacent¹²³ to:</p> <p>(i) an Extractive Resources special management area; or</p> <p>(ii) a Protected Area special management area; or</p> <p>(iii) a Waterway special management area; or</p> <p>(iv) a Wetlands special management area, on Overlay Maps O1 to O3.</p> <p>or</p>	<p>proposal under (2)(a) above and</p> <p>For circumstances (a), (b), (c), (d) and (e):</p> <ul style="list-style-type: none"> Natural Features Code - The applicable element(s) are those corresponding to the special management area(s) in which the development is located.

¹²³ Refer to Schedule 1, Division 2 for the definition of “adjacent”.

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
All, except for agriculture (continued)	<p>(e) In the Acid Sulfate Soils special management area¹²⁴:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. <p>or</p> <p>(f) in or adjacent to a Heritage Places special management area.</p> <p>(g) in the Capricorn Coast Landscape special management area on Overlay Map O9 and not accepted development with requirements.</p> <p>(h) in the Farnborough Groundwater special management area and involving:</p> <p>(i) an on-site sewerage treatment facility;</p> <p>(ii) use or works using the groundwater resource for commercial gain¹²⁵; or</p> <p>(iii) animal related activities¹²⁶.</p>	<p>For circumstance (e):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid Sulfate Soils special management area] <p>For circumstance (f):</p> <ul style="list-style-type: none"> • Cultural Features Code <p>and</p> <p>For circumstance (g):</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code. <p>and</p> <p>For circumstance (h):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (m) – Water Supply Catchment and Farnborough Groundwater special management area].

¹²⁴ Refer to Overlay Maps O8A & O8B.

¹²⁵ Carrying out operational work for taking or interfering with water is assessable development under Schedule 8 to the IPA.

¹²⁶ Refer to Schedule 1, Division 1 (1)(a) for the meaning of animal related activities.

Table 10B - Development other than Material Change of Use

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
(1) BUILDING WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
All	<p>Code assessable</p> <p>If:</p> <p>(a) exceeding:</p> <p>(i) 10 metres height in Area A on PSM 9 – Building Heights in the vicinity of Rockhampton Airport for the land on which the building work is proposed; or</p> <p>(ii) 12 metres other than in circumstance (i) above.</p> <p>or</p> <p>(b) exceeding the maximum site cover specified as the probable solution in the applicable code;</p> <p>or</p> <p>(c) in or adjacent to a Heritage Places special management area involving:</p> <p>(i) the construction of any new building or structure, or</p> <p>(ii) the demolition, removal or alteration of any existing building or structure;</p> <p>or</p> <p>(d) involving filling or excavation in the Drainage Problem special management area¹²⁷ involving:</p> <p>(i) vertical height \geq 1 metre in relation to ground level, or</p> <p>(ii) displacement of more than 50m³ of material;</p> <p>or</p>	<p><u>Applicable Codes</u></p> <p>For circumstances (a) and (b):</p> <ul style="list-style-type: none"> • Open Space Zone Code • Natural Features Code [Element (j) – Airport Affected Land special management area] <p>For circumstance (c):</p> <ul style="list-style-type: none"> • Cultural Features Code <p>For circumstance (d):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (h) – Drainage Problem special management area]

¹²⁷ Refer to Overlay Map O2A & O2B

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
All (continued)	<p>(e) if in the Capricorn Coast Landscape special management area and involving:</p> <p>(i) construction of a building or structure:</p> <p>(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>(B) more than 11 metres in height other than as located in (A) above;</p> <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> <p style="padding-left: 40px;">have a vertical height greater than 3 metres; or</p> <p style="padding-left: 40px;">are steeper than 1 on 4;</p> <p>or</p> <p>(f) involving construction of a building or structure on a site with natural ground level slopes greater than 15%.</p> <p>(g) in the Acid Sulfate Soils special management area¹²⁸:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more 	<p>For circumstance (e):</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code <p>For circumstance (f):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (e) – Steep Land special management area] <p>For circumstance (g):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid sulfate soils special management area]

¹²⁸ Refer to Overlay Maps O8A & O8B.

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
	of material; or <ul style="list-style-type: none"> filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. 	
(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE OR RECONFIGURING A LOT:		
Clearing	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Clearing Code If in the Capricorn Coast Landscape special management area: <ul style="list-style-type: none"> Capricorn Coast Landscape Code
Placement of an on-premises sign	Accepted development with requirements All circumstances except if code assessable. Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Signs Code

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
All	<p>Code assessable</p> <p>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 area¹³⁰:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. 	<p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> • Open Space Zone Code <p>For circumstance (a):</p> <ul style="list-style-type: none"> • Natural Features Code <p>For circumstance (b):</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code <p>For circumstance (c):</p> <ul style="list-style-type: none"> • Telecommunications Facility Code <p>For circumstance (d):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid sulfate soils special management area]

¹³⁰ Refer to Overlay Maps O8A & O8B.

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development
(3) OPERATIONAL WORK ASSOCIATED WITH RECONFIGURING A LOT:		
All	Code assessable All circumstances.	<u>Applicable Codes</u> For all circumstances: <ul style="list-style-type: none"> • Open Space Zone Code • Clearing Code • Signs Code If in a special management area identified on the Natural Features or Resources Overlay: <ul style="list-style-type: none"> • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. If in the Capricorn Coast Landscape special management area: <ul style="list-style-type: none"> • Capricorn Coast Landscape Code
(4) RECONFIGURING A LOT:		
All	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Open Space Zone Code If in a special management area identified on the Natural Features or Resources Overlay: <ul style="list-style-type: none"> • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. If in the Capricorn Coast Landscape special management area: <ul style="list-style-type: none"> • Capricorn Coast Landscape Code
(5) OTHER:		
All	Accepted development All circumstances.	There are no assessment requirements.

3.19 Open Space Zone Code

(1) Purpose

- (a) The purpose of the Open Space Zone Code is the achievement of the overall outcomes sought for the Open Space Zone.
- (b) The overall outcomes sought for the Open Space Zone are:
 - (i) Preferred land use:
 - (A) is outdoor recreation which does not involve the construction of buildings or structures; or
 - (B) is outdoor recreation involving the construction of buildings or structures only if the buildings or structures are sited outside identified areas of constraint relating to:
 - a. inundation by floodwater or storm tide hazard; or
 - b. vegetation management; or
 - c. movement corridors for both fauna and people.
 - (ii) Land use (other than preferred land use) occurs only if:
 - (A) it provides recreational or community facilities that are appropriately located in the open space zone to facilitate community accessibility; or
 - (B) it is a land use which:
 - a. is compatible with surrounding recreational purposes by being of similar scale, intensity and character; and
 - b. supports preferred land use; and
 - c. does not adversely affect the amenity of the locality; and
 - d. is one of the following:
 - i. a caretaker's dwelling; or
 - ii. a local utility; or
 - iii. indoor entertainment or an indoor sports facility which does not involve the construction of buildings or structures, or if it does involve the construction of buildings or structures, the buildings or structures are sited outside identified areas of constraint relating to:
 - A. inundation by floodwater or storm tide hazard; or
 - B. vegetation management; or
 - C. movement corridors for both fauna and people.
 - (iii) The community's need for a range of active and passive recreational opportunities including facilities at regional, district and local levels is satisfied through the provision of land and infrastructure and equitable accessibility.
 - (iv) Areas which present significant constraints to development or possess important ecological or scenic values are conserved.
 - (v) Recreational activities within areas of conservation value are co-located based on synergies between activities and the environmental values of host areas.
 - (vi) A network of open spaces across the Shire is established through corridors providing movement opportunities for people and wildlife between the coast

and hinterland and access to coastal areas/beaches and other significant natural and cultural features.

(2) Elements

(a) Land use and development

(i) Land use

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O1 Land use is:</p> <p>(a) a preferred use (as identified in the overall outcomes of this code); or</p> <p>(b) a use (as identified in the overall outcomes of this code) which provides recreational or community facilities that are appropriately located in the open space zone to facilitate community accessibility; or</p> <p>(c) a use (as identified in the overall outcomes of this code) which:</p> <p>(i) is compatible with surrounding recreational purposes by being of similar scale, intensity and character; and</p> <p>(ii) supports preferred land use; and</p> <p>(iii) does not adversely affect the amenity of the locality.</p>	<p>S1 No solution is nominated.</p>

(ii) Subdivision design

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O2 Reconfigured lots are designed and developed:</p> <ul style="list-style-type: none"> • with sufficient area and suitable proportions for preferred or consistent uses; • with adequate frontage for safe and convenient vehicular and pedestrian access; • with suitable areas within each lot for the location of relevant activities and works; <p>and:</p> <ul style="list-style-type: none"> • in a manner that does not expose people and works to unacceptable risks from flooding or other hazards. 	<p>S2 No solution is nominated.</p>

(iii) Amenity and Character

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements						
<p>O3 Uses and works are located, designed and operated to minimise adverse impacts on:</p> <ul style="list-style-type: none"> • existing environmental conditions relating to air, water and soil, • the amenity of adjacent properties and public spaces, • visual quality of landscapes in terms of: <ul style="list-style-type: none"> – reducing ribbon development and sprawl, – loss of green break separations, • obstructing significant local and distant views of prominent natural features and landmarks, and • the health and safety of people using the premises and adjacent premises. 	<p>S3 (a) Plant and Equipment Mechanical plant and equipment are fully screened from view at the property boundary.</p> <p>(b) Outdoor Lighting All outdoor lighting is designed, constructed and operated in accordance with <i>Australia Standard AS4282 – Control of the obtrusive effects of outdoor lighting</i>.</p> <p>(c) Noise Recreational purposes do not exceed noise generation levels interpreted under the <i>Environmental Protection (Noise) Policy</i> provisions, as ‘unreasonable’, or the following whichever is the lesser:</p> <table border="1" data-bbox="963 913 1350 1160"> <thead> <tr> <th>Period</th> <th>Noise Level at Noise Sensitive Place</th> </tr> </thead> <tbody> <tr> <td>O700 – 2000</td> <td>Background noise level plus 5 dB(A)</td> </tr> <tr> <td>2000 – O700</td> <td>Background noise level plus 3 dB(A)</td> </tr> </tbody> </table> <p>Measured as the adjusted maximum sound pressure level L_{max} adj T.</p>	Period	Noise Level at Noise Sensitive Place	O700 – 2000	Background noise level plus 5 dB(A)	2000 – O700	Background noise level plus 3 dB(A)
Period	Noise Level at Noise Sensitive Place						
O700 – 2000	Background noise level plus 5 dB(A)						
2000 – O700	Background noise level plus 3 dB(A)						

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O4 Buildings and structures are:</p> <ul style="list-style-type: none"> • a height that will not overshadow adjoining properties and will not be visually prominent if located in scenic management area A; • constructed of materials and finishes compatible with other development in the area; • integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, and outlook; • appropriately setback from residential zones and park residential zones to minimise impacts on sensitive land use; and • designed to adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces. 	<p>S4</p> <p>(a) Height Buildings and structures do not exceed:</p> <ul style="list-style-type: none"> (i) 10 metres if located in Area A on PSM 9; or (ii) 12 metres otherwise. <p>(b) Setbacks Buildings and structures are setback a minimum of:</p> <ul style="list-style-type: none"> (i) 6 metres from any road frontage; and (ii) 10 metres from the common boundary/s, if a site abuts land in the Residential Zone or Park Residential Zone. <p>(c) Site Cover Maximum cumulative site cover for buildings and structures does not exceed 10%.</p>
<p>O5 For a noise sensitive place, activities are laid out and buildings are designed and constructed to 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"> • Traffic on major roads (including State controlled roads); or • Operations within railway corridors. 	<p>S5</p> <p>(a) For a State controlled road:</p> <ul style="list-style-type: none"> (i) Windows facing the road are double glazed; and (ii) Buildings used for residential purposes are laid out with: <ul style="list-style-type: none"> – bedrooms and living rooms located on the opposite side to the road; and – 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. <p>(b) For a State controlled railway corridor:</p> <ul style="list-style-type: none"> (i) Building are designed and constructed to reduce the effects of noise by: <ul style="list-style-type: none"> – locating living and bedroom area on the opposite side to the rail corridor; or

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	<ul style="list-style-type: none"> - locating activity areas in non-residential noise sensitive places on the opposite side to the rail corridor; and - insulating walls and rooves with sound dampening material; - double-glazing transparent openings on the same side as the rail corridor and installing complimentary mechanical ventilation systems; and - eliminating openings on the same side as the rail corridor; and <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>

(iv) Cultural Heritage Values

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O6 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 detraction, public accessibility or physical change, damage or removal.</p>	<p>S6 No solution is nominated.</p>

(v) Flood Immunity¹³¹

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O7 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage.</p>	<p>S7 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.</p>

¹³¹ The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

(vi) Community safety

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O8 Personal safety and property security are optimised through the design of buildings and spaces incorporating:</p> <ul style="list-style-type: none"> opportunities for surveillance; clear definition of boundaries between private and public spaces; and robust construction materials. 	<p>S8 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.</p>

(vii) Vehicle parking and movement

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O9 Development is provided with an on-site parking and movement system designed and constructed to:</p> <ul style="list-style-type: none"> • be integrated with the site layout including: <ul style="list-style-type: none"> – direct access to a road providing a level of service required to accommodate traffic generated by the use; and – appropriately designed footpath crossovers; and – provision for safe pedestrian movement between public footpath and facility entry points; and • accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and • facilitate non-discriminatory accessibility; and • provide for safe and efficient loading and unloading of goods; and • allow for vehicle queuing necessary for the use; • provide for passenger set down/pick up necessary for the use; and • facilitate public access to the foreshore and riparian open space networks. 	<p>S9</p> <ul style="list-style-type: none"> (a) Parking is provided on-site: <ul style="list-style-type: none"> (i) at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and (ii) laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. (b) 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. (c) 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. (d) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme. (e) Bicycle and pedestrian access is integrated with site design to facilitate both on-site movement and connection to the Shire bicycle and pedestrian networks in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme.

(b) Infrastructure

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O10 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"> • comprise components and materials that are: <ul style="list-style-type: none"> – readily accessible and available; and – robust and reliable in terms of operational life and purpose; and – easily maintained without unnecessarily requiring specialist expertise or equipment; and • are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems; and • meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme; and • are constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme. 	<p>S10 Water supply, sewerage, drainage, roads, power and communications are:</p> <ul style="list-style-type: none"> (a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and (b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.