

## Division 3 – Park Residential Zone

### 3.6 Tables of Assessment and Assessment Benchmarks

**Table 4A - 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
<b>(1) ACCEPTED DEVELOPMENT:</b>		
Local utility	<b>Accepted development</b> If on Council owned land.	There are no assessment requirements.
Park	<b>Accepted development</b> All circumstances.	There are no assessment requirements.
Road	<b>Accepted development</b> All circumstances.	There are no assessment requirements.
<b>(2) ACCEPTED DEVELOPMENT WITH REQUIREMENTS, CODE AND IMPACT ASSESSABLE DEVELOPMENT WITHIN THE ZONE:</b>		
<b>(a) If for any of the following defined purposes:</b>		
Advertising device	<b>Code assessable</b> All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>• Park Residential Zone Code</li> <li>• Signs Code</li> </ul>
Annexed apartment	<b>Accepted development with requirements</b> All circumstances except if code assessable. <b>Code assessable</b> 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"> <li>• Park Residential Zone Code</li> <li>• Annexed Apartment Code</li> </ul>
Bed and breakfast	<b>Code assessable</b> All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>• Park Residential Zone Code</li> <li>• Short-Term Accommodation Code</li> </ul>
Dwelling house	<b>Accepted development with requirements</b> All circumstances except if code assessable. <b>Code assessable</b> 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"> <li>• Park Residential Zone Code</li> </ul> If located in Area A on PSM 9: <ul style="list-style-type: none"> <li>• Natural Features Code [Element (j) – Airport Affected Land special management area]</li> </ul>

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
Home based business	<p><b>Accepted development with requirements</b> All circumstances except if code assessable.</p> <p><b>Code assessable</b> If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Park Residential Zone Code</li> <li>• Home Based Business Code</li> </ul>
Local utility	<p><b>Accepted development with requirements</b> If not on Council owned land.</p> <p><b>Code assessable</b> If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Park Residential Zone Code</li> </ul>
<p>(b) If for:</p> <ul style="list-style-type: none"> <li>• a defined purpose listed in (a) above, but not meeting the specified circumstance listed in Column 2 in (a) above for the nominated category of development and category 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> All circumstances.</p>	<ul style="list-style-type: none"> <li>• All assessment benchmarks in the planning scheme to the extent relevant to the development; and</li> <li>• Any other ‘relevant matter’ (other than a person’s personal circumstances, financial or otherwise) permitted under the Act.</li> </ul>
<p><b>(3) ACCEPTED DEVELOPMENT WITH REQUIREMENTS, CODE AND IMPACT DEVELOPMENT AFFECTED BY A SPECIAL MANAGEMENT AREA:</b></p>		
Agriculture	<p><b>Accepted development with requirements</b> 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 area<sup>31</sup>; and</p> <p>(c) not affected by another special management area.</p> <p><b>Code assessable</b> Other than accepted development with requirements.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Park Residential 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>

<sup>31</sup> Refer to Overlay Maps O4A and O4B

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	<p><b>Accepted development with requirements</b></p> <p>If for all other circumstances listed in Column 2 of this table the proposal is accepted development with requirements :</p> <p>(a) located in the Capricorn Coast Landscape special management area<sup>32</sup>; 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>or</p> <p>(b) for a dwelling house in the Good Quality Agricultural Land special management areas.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> <li>• Park Residential 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>32</sup> 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><b>Code assessable</b></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>(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) adjacent<sup>33</sup> 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>(e) In the Acid Sulfate Soils special management area<sup>34</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>• Park Residential 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> <ul style="list-style-type: none"> <li>• For circumstances (a), (b), (c), (d) and (e):</li> <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>For circumstance (e):</p> <ul style="list-style-type: none"> <li>• Natural Features Code [Element (c) – Acid Sulfate Soils special management area]</li> </ul>

<sup>33</sup> Refer to Schedule 1, Division 2 for the definition of “adjacent”.

<sup>34</sup> Refer to Overlay Maps O8A & O8B.

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) 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<sup>35</sup>.</p> <p>(g) If located on land identified 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 gain<sup>36</sup>; or</p> <p>(iii) animal related activities<sup>37</sup>.</p>	<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>

**Table 4B - 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
<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>(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;</p>	<p><u>Applicable Codes</u></p> <p>For circumstance (a):</p> <ul style="list-style-type: none"> <li>Park Residential Zone Code</li> <li>Natural Features Code [Element (j) – Airport Affected Land special management area]</li> </ul>

<sup>35</sup> Refer to Schedule 3 – Identified Cultural Features for a list of all Heritage Places special management areas

<sup>36</sup> Carrying out operational work for taking or interfering with water is assessable development under Schedule 8 to the IPA.

<sup>37</sup> Refer to Schedule 1, Division 1 (1)(a) for the meaning of animal related activities.

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>or</p> <p>(ii) 12 metres other than in circumstance (i) above.</p> <p>or</p> <p>(b) in or adjacent to a Heritage Places special management<sup>38</sup> 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>(c) involving filling or excavation in the Drainage Problem special management area<sup>39</sup> involving:</p> <p>(i) vertical height <math>\geq</math> 1 metre in relation to ground level, or</p> <p>(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>(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>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><u>Applicable Codes</u></p> <p>For circumstance (d):</p> <ul style="list-style-type: none"> <li>• Capricorn Coast Landscape Code</li> </ul>

<sup>38</sup> Refer to Schedule 3 – Identified Cultural Features for a list of all Heritage Places special management areas

<sup>39</sup> 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>(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>40</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):</p> <ul style="list-style-type: none"> <li>• Natural Features Code [Element (e) – Steep Land special management area]</li> </ul> <p>For circumstance (f):</p> <ul style="list-style-type: none"> <li>• Natural Features Code [Element (c) – Acid sulfate soils special management area]</li> </ul>

<sup>40</sup> 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
<b>(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE OR RECONFIGURING A LOT:</b>		
Clearing	<b>Code assessable</b> All circumstances.	<u>Applicable Codes</u> • Clearing Code If in the Capricorn Coast Landscape special management area: • Capricorn Coast Landscape Code
Placement of an on-premises sign	<b>Accepted development with requirements</b> All circumstances except if code assessable. <b>Code assessable</b> If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.	<u>Applicable Codes</u> • Signs Code
Engineering work	<b>Code assessable</b> If:  (a) in or adjacent to a special management area on the Natural Features or Resources Overlays;  or  (b) in the Capricorn Coast Landscape special management area and involving filling or excavation that results in batter slopes that: (i) have a vertical height greater than 3 metres; or (ii) are steeper than 1 on 4;  or  (c) in connection with a Telecommunications facility (medium impact)  (d) in the Acid Sulfate Soils special management area <sup>42</sup> : (i) located: • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve	<u>Applicable Codes</u> For all circumstances: • Park Residential Zone Code For circumstance (a): • Natural Features Code  For circumstance (b): • Capricorn Coast Landscape Code  For circumstance (c): • Telecommunications Facility Code  For circumstance (d): • Natural Features Code [Element (c) – Acid sulfate soils special management area]

<sup>42</sup> 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
	<p>excavation below 5m AHD;</p> <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>	
<b>(3) OPERATIONAL WORK ASSOCIATED WITH RECONFIGURING A LOT:</b>		
All	<p><b>Code assessable</b> All circumstances.</p>	<p><u>Applicable Codes</u> For all circumstances:</p> <ul style="list-style-type: none"> <li>• Park Residential 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>

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
<b>(4) RECONFIGURING A LOT:</b>		
All	<b>Code assessable</b> All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> <li>• Park Residential Zone Code</li> </ul> If in a special management area identified on the Natural Features or Resources Overlay: <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> If in the Capricorn Coast Landscape special management area: <ul style="list-style-type: none"> <li>• Capricorn Coast Landscape Code</li> </ul>
<b>(5) OTHER:</b>		
All	<b>Accepted development</b> All circumstances.	There are no assessment requirements.

### 3.7 Park Residential Zone Code

#### (1) Purpose

- (a) The purpose of the Park Residential Zone Code is the achievement of the overall outcomes sought for the Park Residential zone.
- (b) The overall outcomes sought for the Park Residential Zone are:
  - (i) Preferred land use:
    - (A) is a residential purpose being a dwelling house, bed and breakfast, or home based business.
  - (ii) Land use (other than preferred land use) occurs only if:
    - (A) it is compatible with surrounding development by being of similar scale, intensity and character; and
    - (B) it supports preferred land use; and
    - (C) it does not adversely affect the amenity of the locality; and
    - (D) it is a local utility.
  - (iii) Development for low density residential purposes:
    - (A) is clustered within a rural or natural landscape setting, and
    - (B) is integrated with the natural environment facilitating resident's enjoyment of rural amenity and lifestyle, and

- (C) does not adversely impact on good quality agricultural land,
- (D) does not adversely impact on the environmental values of the site and its surroundings or;
- (E) does not adversely impact on existing open space networks.
- (iv) Buildings and structures have a height that is low-rise and not exceeding 12 metres.
- (v) Development is provided with adequate infrastructure and essential services.
- (vi) Uses and works are located and designed to maximise the efficient use and extension and safe operation of infrastructure.

(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
O1 Land use is: (a) a dwelling house, bed and breakfast, or a home-based business; or (b) a local utility which: (i) is compatible with surrounding residential purposes in terms of scale, intensity and character; (ii) supports the surrounding residential purposes; and (iii) does not adversely affect the amenity of the locality.	S1 No solution is nominated.

(ii) Subdivision design

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O2 Reconfigured lots are designed and developed: <ul style="list-style-type: none"> <li>• with sufficient area and suitable proportions for preferred uses in accordance with Table S2 below;</li> <li>• with adequate frontage for safe and convenient vehicular and pedestrian access;</li> <li>• with suitable areas within each lot for the location of relevant activities and works,</li> <li>• in a manner that does not expose people and works to unacceptable risks from flooding or other hazards;</li> </ul> and: <ul style="list-style-type: none"> <li>• with sufficient area and contain land suitable for on-site treatment and disposal of domestic effluent.</li> </ul>	S2 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 S2 below. For reconfiguring involving a Community Titles Scheme: (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 S2 below; unless, (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

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	Change of Use.

**Table S2 – Design Standards for Subdivision in the Park Residential Zone**

Minimum Lot Size (Square Metres -m <sup>2</sup> )	Minimum Frontage (Metres -m)
4,000 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• 40m (except as provided for below);</li> <li>• 15m, if located at the blind end of a cul-de-sac.</li> </ul>

(iii) Density

Specific Outcomes	Probable Solutions for Assessable Development and Acceptable Solutions for Accepted Development with requirements
O3 The density of residential development is compatible with local amenity expressed by the outcomes sought for the Park Residential Zone.	S3 Not more than one (1) Dwelling house is constructed on any lot.

(iv) Built Form

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O4 Uses and works are located, designed and operated to minimise adverse impacts on: <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 sprawl,</li> <li>– loss of green break separations,</li> </ul> </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>	S4 (a) Non-residential purposes are buffered from adjoining properties used for residential purposes by provision of: <ul style="list-style-type: none"> <li>(i) 1.8 metre high solid screen fence along common side and rear boundaries;</li> <li>(ii) 6 metre wide landscaped area along the main road frontage;</li> <li>(iii) 3 metre wide landscaped area adjacent to other road frontages and side and rear boundaries common with premises used for residential purposes.</li> </ul> (b) Night lighting is designed, constructed and operated in accordance with <i>Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting</i> . (c) Non-residential purposes do not generate noise in excess of noise generation levels interpreted under the <i>Environmental Protection (Noise) Policy</i> provisions, as ‘unreasonable’, or the following whichever is the lesser:

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements						
	<table border="1" data-bbox="895 344 1358 551"> <thead> <tr> <th data-bbox="895 344 1054 412">Period</th> <th data-bbox="1054 344 1358 412">Noise Level at Noise Sensitive Place</th> </tr> </thead> <tbody> <tr> <td data-bbox="895 412 1054 479">0700 – 2000</td> <td data-bbox="1054 412 1358 479">Background noise level plus 5 dB(A)</td> </tr> <tr> <td data-bbox="895 479 1054 551">2000 – 0700</td> <td data-bbox="1054 479 1358 551">Background noise level plus 3 dB(A)</td> </tr> </tbody> </table> <p data-bbox="895 557 1358 618">Measured as the adjusted maximum sound pressure level L<sub>max adj T</sub></p> <p data-bbox="895 629 1396 1025">(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:</p> <ul style="list-style-type: none"> <li data-bbox="970 815 1396 898">(i) 1.8 metre high solid screen fence along common side and rear boundaries; and</li> <li data-bbox="970 909 1396 1025">(ii) 3 metre wide landscaped area adjacent to boundaries common with premises used for non-residential purposes.</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 data-bbox="225 1039 612 1066">O5 Buildings and structures are:</p> <ul style="list-style-type: none"> <li data-bbox="316 1077 679 1133">• a height that is low-rise and not exceeding 12 metres;</li> <li data-bbox="316 1144 783 1227">• constructed of materials and finishes compatible with other development in the area;</li> <li data-bbox="316 1238 783 1384">• integrated with the physical attributes of the site, including appropriate provision of setbacks for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, and outlook; and</li> <li data-bbox="316 1395 783 1509">• designed to adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces.</li> </ul>	<p data-bbox="809 1039 839 1066">S5</p> <p data-bbox="895 1039 1086 1066">(a) Built Form</p> <ul style="list-style-type: none"> <li data-bbox="970 1077 1369 1167">(i) Height Buildings and structures do not exceed 12 metres.</li> <li data-bbox="970 1178 1334 1402">(ii) Setbacks Buildings and structures are setback: <ul style="list-style-type: none"> <li data-bbox="1018 1279 1305 1335">– 10 metres from road frontage(s), and</li> <li data-bbox="1018 1346 1302 1402">– 6 metres from other boundaries.</li> </ul> </li> </ul> <p data-bbox="895 1413 1102 1440">(b) Landscaping</p> <p data-bbox="970 1451 1374 1507">For development other than a Dwelling house:</p> <ul style="list-style-type: none"> <li data-bbox="970 1518 1396 1630">(i) minimum of 6 metres wide landscaped area is provided along the road frontage(s) (exclusive of accessway/s), and</li> <li data-bbox="970 1641 1396 1753">(ii) minimum of 6 metres wide landscaped area is provided along other site boundaries for the retention of vegetation /buffering.</li> </ul>						
<p data-bbox="225 1778 775 1946">O6 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"> <li data-bbox="316 1957 756 2013">• Traffic on major roads (including State controlled roads); or</li> </ul>	<p data-bbox="809 1778 839 1805">S6</p> <p data-bbox="895 1778 1254 1805">(a) For a State controlled road:</p> <ul style="list-style-type: none"> <li data-bbox="970 1816 1396 1872">(i) Windows facing the road are double glazed; and</li> <li data-bbox="970 1883 1396 2027">(ii) Buildings used for residential purposes are laid out with: <ul style="list-style-type: none"> <li data-bbox="1018 1939 1396 2027">– bedrooms and living rooms located on the opposite side to the road; and</li> </ul> </li> </ul>						

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<ul style="list-style-type: none"> <li>• Operations within railway corridors.</li> </ul>	<ul style="list-style-type: none"> <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> <li>(b) For a State controlled railway corridor:               <ul style="list-style-type: none"> <li>(i) Building are designed and constructed to reduce the effects of noise by:                   <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> </li> <li>(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.</li> </ul> </li> </ul>

(v) Cultural Heritage Values

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O7 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>S7 No solution is nominated.</p>

(vi) Flood Immunity<sup>43</sup>

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O8 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage.	S8 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.

(vii) Community safety

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O9 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>	S9 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.

(viii) Vehicle parking and movement

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O10 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</li> </ul>	S10 (a) 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> (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 of this planning scheme.

<sup>43</sup> The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>the use; and</p> <ul style="list-style-type: none"> <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>	<p>(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.</p>

(b) Infrastructure

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O11 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>• comprise components and materials that are: <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; and</li> <li>• meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme; and</li> <li>• are constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.</li> </ul>	<p>S11 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>