

Division 5 – Village Zone

3.10 Tables of Assessment and Assessment Benchmarks

Table 6A - 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"> Village Zone Code Signs Code
Agriculture	Code assessable If for the purposes of a roadside stall.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Village Zone Code
Annexed apartment	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"> Village Zone Code Annexed Apartment Code
Art and craft centre	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Village Zone Code
Bed and breakfast	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Village Zone Code Short-term Accommodation Code
Caretaker's residence	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Village Zone Code Caretaker's Residence Code

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
Dwelling house	<p>Accepted development with requirements If on a lot (or proposed lot) $\geq 2\,000\text{m}^2$.</p> <p>Code assessable If:</p> <ul style="list-style-type: none"> nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes; or on a lot (or proposed lot) $< 2\,000\text{m}^2$. 	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> Village Zone Code <p>If located in Area A on PSM 9:</p> <ul style="list-style-type: none"> Natural Features Code [Element (j) – Airport Affected Land special management area].
Home based business	<p>Accepted development with requirements All circumstances except if code assessable.</p> <p>Code assessable 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"> Village Zone Code Home-Based Business Code
Local utility	<p>Accepted development with requirements If not on Council owned land.</p> <p>Code assessable 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"> Village Zone Code
<p>(b) If for:</p> <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	<p>Impact assessable All circumstances.</p>	<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’ (other than a person’s personal circumstances, financial or otherwise) permitted under the Act.

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(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 area⁶²; 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"> • Village 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 of this table the proposal is accepted development with requirements:</p> <p>(a) located in the Capricorn Coast Landscape special management area⁶³; 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"> • Village 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.

⁶² Refer to Overlay Maps O4A and O4B

⁶³ 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>Code assessable</p> <p>If located:</p> <p>(a) in any of the following special management areas on Overlay Map O1:</p> <ul style="list-style-type: none"> (i) Protected areas; (ii) Water Supply Catchment; or (iii) Extractive Resources. <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) adjacent⁶⁴ to:</p> <ul style="list-style-type: none"> (i) an Extractive Resources special management area; or (ii) a Protected Area special management area; or (iii) a Waterway special management area; or (iv) a Wetlands special management area, <p>on Overlay Maps O1 to O3.</p> <p>or</p> <p>(e) In the Acid Sulfate Soils special management area⁶⁵:</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><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> • Village Zone Code; and • all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above <p>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. <p>For circumstance (e):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid Sulfate Soils special management area]

⁶⁴ Refer to Schedule 1, Division 2 for the definition of “adjacent”.

⁶⁵ 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"> • 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 in or adjacent to a Heritage Places special management area.</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 or otherwise impact assessable.</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 gain⁶⁶; or</p> <p>(iii) animal related activities⁶⁷.</p>	<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].

⁶⁶ Carrying out operational work for taking or interfering with water is assessable development under Schedule 8 to the IPA.

⁶⁷ 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 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 in height in Area A on PSM9 – Building Heights in the vicinity of Rockhampton Airport; or</p> <p>(ii) 12 metres and remaining less than 15 metres in circumstances other than (i).</p> <p>or</p> <p>(b) in or adjacent to a Heritage Places special management⁶⁸ 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 area⁶⁹ 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>(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><u>Applicable Codes</u></p> <p>For circumstances (a) and (b):</p> <ul style="list-style-type: none"> • Village Zone Code <p>For circumstance (b):</p> <ul style="list-style-type: none"> • Cultural Features Code <p>For circumstance (c):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (h) – Drainage Problem special management area] <p>For circumstance (d):</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code

⁶⁸ Refer to Schedule 3 – Identified Cultural Features for a list of all Heritage Places special management areas

⁶⁹ 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"> • have a vertical height greater than 3 metres; or • are steeper than 1 on 4; <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 ⁷⁰:</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>For circumstance (e):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (e) – Steep Land special management area] <p>For circumstance (f):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid sulfate soils special management area]

⁷⁰ 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
(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 and unable to comply with the prescribed requirements in the applicable codes.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Signs Code
All other	Code assessable If: <ul style="list-style-type: none"> (a) in or adjacent to a special management area on the Natural Features or Resources Overlays; or <ul style="list-style-type: none"> (b) in the Capricorn Coast Landscape special management area and involving filling or excavation that results in batter slopes that: <ul style="list-style-type: none"> (i) have a vertical height greater than 3 metres; or (ii) are steeper than 1 on 4; or <ul style="list-style-type: none"> (c) in connection with a Telecommunications facility (medium impact) 	<u>Applicable Codes</u> For all circumstances: <ul style="list-style-type: none"> • Village Zone Code For circumstance (a): <ul style="list-style-type: none"> • Natural Features Code For circumstance (b): <ul style="list-style-type: none"> • Capricorn Coast Landscape Code For circumstance (c): <ul style="list-style-type: none"> • Telecommunications Facility 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
	<p>(d) in the Acid Sulfate Soils special management area ⁷²;</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>For circumstance (d):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid sulfate soils special management area]
(3) OPERATIONAL WORK ASSOCIATED WITH RECONFIGURING A LOT:		
All	<p>Code assessable</p> <p>All circumstances.</p>	<p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> • Village Zone Code • Clearing Code • Signs Code <p>If in a special management area identified on the Natural Features or Resources Overlay:</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. <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code

⁷² 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
(4) RECONFIGURING A LOT:		
All	Code assessable All circumstances.	Applicable Codes <ul style="list-style-type: none"> • Village 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.

3.11 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) 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 one of the following:
 - a. an accommodation building (being for the purpose of a motel or guest house); or
 - b. an art and craft centre; or
 - c. local utility; or
 - d. special use (being for the purpose of a community hall or community centre); or

- e. a shop (not exceeding 100 square metres gross floor area) which provides only for convenience shopping needs of the surrounding locality; or
 - f. a service station; or
 - g. a take-away food premises.
- (iii) Development contributes to the townships of Marlborough, Ogmore, Cawarral, Mt Chalmers, Stanage Bay and Keppel Sands by:
- (A) being 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.
- (iv) Residential development in each township/village provides a range of long-term and short-term accommodation located appropriately in the existing settled areas.
- (v) Marlborough additionally provides for the needs of travellers using the Bruce Highway.
- (vi) Buildings and structures have heights that are low-rise and do not exceed 12 metres.
- (vii) Development is provided with adequate infrastructure and essential services.

(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: <ul style="list-style-type: none"> (a) a preferred use (as identified in the overall outcomes of this code); or (b) a use (as identified in the overall outcomes of this code) which: <ul style="list-style-type: none"> (i) is compatible with surrounding development by being of similar scale, intensity and character; and (ii) supports preferred land use; 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				
<p>O2 Reconfigured lots are designed and developed :</p> <ul style="list-style-type: none"> with sufficient area and suitable proportions for preferred uses in accordance with Table S4 below; 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; and: in a manner that does not expose people and works to unacceptable risks from flooding or other hazards. 	<p>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 S4 below.</p> <p>For reconfiguring involving a Community Titles Scheme:</p> <p>(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,</p> <p>(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.</p>				
<p>Table S4 – Design Standards for Subdivision in the Village Zone</p> <table border="1"> <thead> <tr> <th>Minimum Lot Size (Square Metres - m²)</th> <th>Minimum Frontage (Metres -m)</th> </tr> </thead> <tbody> <tr> <td>4 000m²</td> <td>20m</td> </tr> </tbody> </table>		Minimum Lot Size (Square Metres - m ²)	Minimum Frontage (Metres -m)	4 000m ²	20m
Minimum Lot Size (Square Metres - m ²)	Minimum Frontage (Metres -m)				
4 000m ²	20m				

(iii) Density

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O3 Density of residential development is compatible with local amenity expressed by the outcomes sought for the Village Zone.</p>	<p>S3 No more than one (1) Dwelling house is constructed on any lot.</p>

(iv) Built Form

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O4 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 	<p>S4 (a) Non-residential purposes are buffered from adjoining properties used for residential purposes by provision of the following minimums:</p> <p>(i) 1.8 metre high solid screen fence along common side and rear boundaries;</p> <p>(ii) 2 metre wide landscaped area</p>

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements						
<p>sprawl,</p> <ul style="list-style-type: none"> - 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>along the main road frontage;</p> <ul style="list-style-type: none"> (iii) 3 metre wide landscaped area adjacent to side and rear boundaries common with premises used for residential purposes; and (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 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="933 853 1396 1061"> <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> (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"> (i) 1.8 metre high solid screen fence along common side and rear boundaries; and (ii) 3 metre wide landscaped area adjacent to boundaries common with premises used for non-residential purposes. 	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)						
<p>O5 Buildings and structures are:</p> <ul style="list-style-type: none"> • a height that is low-rise and not exceeding 12 metres; • 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; and • designed to screen materials stored outside buildings when viewed from adjacent premises and public spaces. 	<p>S5 Built Form</p> <ul style="list-style-type: none"> (a) Height Buildings and structures do not exceed 12 metres. (b) Setbacks Buildings and structures are setback at least 6 metres from road frontage(s). 						
<p>O6 For a noise sensitive place, activities are laid out</p>	<p>S6 (a) For a State controlled road:</p>						

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>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. 	<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. (b) For a State controlled railway corridor: <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 – 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 (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.

(v) Cultural Heritage Values

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
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 detracting, public accessibility or physical change, damage or removal.	S7 No solution is nominated.

(vi) Flood Immunity⁷³

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 subject to requirements
O9 Personal safety and property security are optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> • opportunities for surveillance; • clear definition of boundaries between private and public spaces; and • robust construction materials. 	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"> • be integrated with the site layout including: <ul style="list-style-type: none"> ○ direct access to a road providing 	S10 (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

⁷³ 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>a level of service required to accommodate traffic generated by the use; and</p> <ul style="list-style-type: none"> ○ appropriately designed footpath crossovers; and ○ provision for safe pedestrian movement between public footpath and facility entry points; and <ul style="list-style-type: none"> • 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; and • provide for passenger set down/pick up necessary for the use; and • facilitate public access to the foreshore and riparian open space networks. 	<p>the standards nominated in Division 2 of Schedule 2 to this planning scheme.</p> <ul style="list-style-type: none"> (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>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"> • 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 • provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and • constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme. 	<p>S11 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.