

In this planning scheme, if the development is categorised as ‘accepted development with requirements’, this means that the development is only accepted development if it complies with all prescribed ‘acceptable solutions for accepted development’ as contained with the applicable codes. The applicable assessment codes for development are identified in Column 3 of the tables of assessment.

3.3 Categories of assessment for assessable development

- (1) The categories of assessment that may apply to assessable development within the zones and special management areas of the planning scheme are outlined as follows:
 - (a) Code assessment; and
 - (b) Impact assessment.
- (2) If the development is identified as requiring code assessment, the assessment must be carried out against the identified assessment benchmarks. The applicable assessment benchmarks for development are identified in Column 3 of the tables of assessment.
- (3) If the development is identified as requiring impact assessment, the assessment must be carried out against the identified assessment benchmarks. The applicable assessment benchmarks for development are identified in Column 3 of the tables of assessment.

Division 2 – Rural Zone

3.4 Tables of Assessment and Assessment Benchmarks

Table 3A - 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:		
Borrow Pit	Accepted development All circumstances.	There are no assessment requirements.
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"> • Rural Zone Code • Signs Code

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
Agriculture	<p>Accepted development with requirements All circumstances except if code assessable.</p> <p>Code assessable If:</p> <p>(a) nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes; or</p> <p>(b) involving irrigation.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> Rural Zone Code <p>and</p> <p>For Forestry Business:</p> <ul style="list-style-type: none"> Forestry Business Code
Animal keeping	<p>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> Rural Zone Code Animal-related Activities Code
Annexed apartment	<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"> Rural Zone Code Annexed Apartment Code
Aquaculture	<p>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> Rural Zone Code Animal-related Activities Code
Dwelling house	<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"> Rural 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>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> Rural Zone Code Home-based Business Code
Host farm	<p>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> Rural Zone Code Short-Term Accommodation Code
Intensive animal husbandry	<p>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> Rural Zone Code Animal-related Activities Code

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
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"> Rural Zone Code
Rural service industry	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Rural Zone Code
(b) If for: <ul style="list-style-type: none"> 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 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’ (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	Accepted development with requirements If: (a) accepted development with requirements for all other circumstances listed in Column 2 of this table; and (b) on land identified in the Good Quality Agricultural Land special management area ¹⁵ ; and (c) not affected by another special management area. Code assessable Other than accepted development with requirements.	<u>Applicable Codes</u> <ul style="list-style-type: none"> Rural Zone Code all Special Management Area Codes applicable to the proposals because of its location in or adjacent to a special management area; and For Forestry Business: <ul style="list-style-type: none"> Forestry Business Code

¹⁵ 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>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 area¹⁶; 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"> • Rural 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.

¹⁶ 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:</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) adjacent¹⁷ 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 area¹⁸:</p> <p>(i) located:</p> <p>on identified known or potential acid sulfate soils; or</p> <p>at or below 5m AHD; or</p> <p>below 20m AHD where construction will involve excavation below 5m AHD;</p> <p>and</p>	<p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> Rural 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 - <p>The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</p> <p>For circumstance (e):</p> <ul style="list-style-type: none"> Natural Features Code [Element (c) – Acid Sulfate Soils special management area]

¹⁷ Refer to Schedule 1, Division 2 for the definition of “adjacent”.

¹⁸ 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: 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> <p>or</p> <p>(f) in or adjacent to a Heritage Places special management area¹⁹.</p> <p>(g) If 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: (i) an on-site sewerage treatment facility; (ii) use or works using the groundwater resource for commercial gain²⁰; or (iii) animal related activities²¹.</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>For circumstance (h):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (m) – Water Supply Catchment and Farnborough Groundwater special management area].

¹⁹ Refer to Schedule 3 – Identified Cultural Features for a list of all Heritage Places special management areas

²⁰ Carrying out operational work for taking or interfering with water is assessable development under Schedule 8 to the IPA.

²¹ Refer to Schedule 1, Division 1 (1)(a) for the meaning of animal related activities.

Table 3B - 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 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) in or adjacent to a Heritage Place special management area²² 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 area²³ 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 circumstance (a):</p> <ul style="list-style-type: none"> • Rural Zone Code • Natural Features Code [Element (j) – Airport Affected Land special management area] <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]

²² Refer to Schedule 3

²³ 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>(d) in the Capricorn Coast Landscape special management area and involving:</p> <p>(i) the 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>have a vertical height greater than 3 metres; or</p> <p>are steeper than 1 on 4.</p> <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>or</p>	<p>For circumstance (d):</p> <ul style="list-style-type: none"> Capricorn Coast Landscape Code <p>For circumstance (e):</p> <ul style="list-style-type: none"> Natural Features Code [Element (e) – Steep Land special management area]

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>(f) in the Acid Sulfate Soils special management area ²⁴;</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 (f):</p> <ul style="list-style-type: none"> Natural Features Code [Element (c) – Acid sulfate soils special management area]
(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE OR RECONFIGURING A LOT:		
Clearing	<p>Code assessable</p> <p>All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> Clearing Code <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> Capricorn Coast Landscape Code
Placement of an on-premises sign	<p>Accepted development with requirements</p> <p>All circumstances except if code assessable.</p> <p>Code assessable</p> <p>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"> Signs Code

²⁴ 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
Engineering work	<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 area²⁶:</p> <p>(i) located:</p> <p>on identified known or potential acid sulfate soils; or</p> <p>at or below 5m AHD; or</p> <p>below 20m AHD where construction will involve excavation below 5m AHD;</p> <p>and</p> <p>(ii) involving:</p> <p>excavating or otherwise removing 100m³ or more of material; or</p> <p>filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more.</p>	<p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> Rural Zone Code <p>For circumstance (a):</p> <ul style="list-style-type: none"> Natural Features Code <p>The applicable element(s) are those corresponding to the special management area(s) in which the development is located.</p> <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]

²⁶ 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"> • Rural 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"> • Rural 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.

3.5 Rural Zone Code

(1) Purpose

- (a) The purpose of the Rural Zone Code is the achievement of the overall outcomes sought for the Rural zone.
- (b) The overall outcomes sought for the Rural Zone are:
 - (i) Preferred land use:
 - (A) is any rural purpose (as defined in the planning scheme).
 - (ii) Land use (other than preferred land use) occurs only if:
 - (A) it is a recreational or community facility that is more appropriately located in the rural area; and
 - (B) is one of the following:
 - a. a local utility; or
 - b. a major utility; or
 - c. outdoor recreation; or
 - d. telecommunications facility (medium impact); or
 - (C) it is a land use which:
 - a. is compatible with surrounding rural purposes by being of similar scale, intensity and character; and
 - b. supports a rural purpose; and
 - c. does not adversely affect the amenity of the locality; and
 is one of the following:
 - i. a residential purpose being a dwelling house, home based business, or host farm; or
 - ii. an arts and craft centre; or
 - iii. an extractive industry; or
 - iv. a garden centre; or
 - v. landscape supplies.
 - (iii) Land used for rural activities such as grazing, agriculture and horticulture is protected from development, which would significantly infringe on the landscape setting and rural amenity of the Shire.
 - (iv) Land with productive capacity is preserved for a range of existing and emerging agricultural activities significant to the economy of the Shire.
 - (v) Large tracts of bushland identified as having significant environmental value are protected from development.
 - (vi) Agriculture, including both extensive and intensive activities is protected from land use conflicts resulting from the location of non-rural activities on rural land.
 - (vii) Uses and works are located and designed to maximise the efficient use and extension and safe operation of infrastructure.
 - (viii) Residential purposes are ancillary to the primary rural purposes in the rural area.
 - (ix) Mineral and extractive resources and transport routes associated with resources are protected from incompatible development.

(x) Buildings and structures that are not associated with rural purposes have heights that are low-rise and not exceeding 12 metres.

(xi) 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
<p>O1 Land use is:</p> <ul style="list-style-type: none"> (a) a rural purpose (as defined in the planning scheme); or (b) a use which provides recreational or essential community facilities that are more appropriately located in the rural area (as identified in the overall outcomes of this code); or (c) a use (as identified in the overall outcomes of this code) which: <ul style="list-style-type: none"> (i) is compatible with and supports a use within the rural purpose group; and (ii) is compatible with and does not limit or compromise surrounding rural purposes; and (iii) does not adversely affect the amenity of the locality. 	<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; • in a manner that does not expose people and works to unacceptable risks from flooding or other hazards; and • with lots having sizes and dimensions commensurate with the characteristics of the site having regard to surrounding land use, natural features, hazards, infrastructure availability and agricultural land class, in accordance with Table S1 below. 	<p>S2</p> <ul style="list-style-type: none"> (a) Other than reconfiguring for a Community Titles Scheme, lots are developed with areas that comply with the minimum areas set out in Table S1 below. (b) For reconfiguring involving a Community Titles Scheme: <ul style="list-style-type: none"> (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 S1 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 Change of Use.

Table S1 – Minimum Area for Subdivision in the Rural Zone

Specific Outcomes		Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements	
	Agricultural Land Classification²⁷	Minimum Area (ha)	
	CAPRICORN COAST:		
	Classes A1, A2 C1, C2	10 ha	
	Class C3	40 ha	
	Other	Subject to meeting specific outcomes	
	BALANCE OF SHIRE:		
	Class A1	60 ha	
	Class A2	30 ha	
	Classes C1, C2, C3, Other	150 ha	

(iii) Built Form

Specific Outcomes		Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements	
O3	Uses and works are located, designed and operated to minimise adverse impacts on: <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. 	S3	<p>(a) Uses are buffered from adjacent non-rural activities for Elements relating to:</p> <ul style="list-style-type: none"> (i) agricultural chemical spray drift, (ii) odour, (iii) noise, (iv) dust, smoke and ash, (v) sediment and storm-water run-off. <p>(b) Storage, handling, packaging, processing areas, permanent plant and equipment storage/operation and on-site effluent treatment and disposal areas are located at least the following distance from the nearest sensitive receptor (being land in the Residential, Village or Park Residential Zones:</p> <ul style="list-style-type: none"> (i) Rural service industry: <ul style="list-style-type: none"> 300 metres (ii) Otherwise: <ul style="list-style-type: none"> 100 metres.

²⁷ Refer to planning scheme map PSM 2A & 2B for the distribution of the various agricultural land classes. Capricorn Coast is the area inside the blue line on Planning Scheme Maps PSM 2A and 2B.

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	<p>(c) Any buildings, structures or permanent plant storage/operation not otherwise subject to setback provisions in (b) above or in a Specific Use Code are located at least the following setbacks from any side or rear boundary:</p> <p>(i) 30 metres to a dwelling unit on an adjacent site including a 3 metres wide densely planted landscaped strip to screen car parking or activity areas from the dwelling unit,</p> <p>(ii) 15metres, otherwise.</p>
<p>O4 Buildings and structures are:</p> <ul style="list-style-type: none"> • a height that is low-rise and not exceeding 12 metres if they are not associated with rural purposes; • 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>S4 (a) Height</p> <p>(i) Buildings and structures, other than farm sheds or other farm structures, do not exceed:</p> <ul style="list-style-type: none"> – 10 metres if located in Area A on PSM 9; or – 12 metres otherwise. <p>(b) Setbacks</p> <p>(i) Buildings and structures are setback:</p> <ul style="list-style-type: none"> – 50 metres from a State-controlled road, – 20 metres from all other roads, and – 6 metres from the boundary of any land included in the Park Residential, Residential or Village Zone that abuts the site.
<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 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 (a) For a State controlled road:</p> <p>(i) Windows facing the road are double glazed; and</p> <p>(ii) Buildings used for residential purposes are laid out with:</p> <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> <p>(i) Building are designed and constructed to reduce the effects of noise by:</p>

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

(v) Flood Immunity³⁰

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

(vi) Vehicle parking and movement

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O8 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 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 manoeuvring within the site/loading/unloading; 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 safe manoeuvring 	S8 (a) Parking is provided on-site: <ul style="list-style-type: none"> (i) at the rate nominated in Division 1 of Schedule 2 of this planning scheme; and (ii) laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 of this planning scheme. (c) Loading/unloading facilities are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 of this planning scheme. (d) 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 of this planning scheme. (e) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 of this planning scheme.

³⁰ 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>of vehicles; and</p> <ul style="list-style-type: none"> 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. 	

(b) Infrastructure

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O9 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>S9 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, Schedule 4 of this planning scheme, and (b) constructed in accordance with standards nominated in Division 2, Schedule 4 of this planning scheme.

The next two pages contain the following Agricultural Land Classification Planning Scheme Maps:

PSM 2A – Agricultural Land Classification Map (Balance of Shire)

PSM 3B – Agricultural Land Classification Map (Capricorn Coast)

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