

Annexure 1 Block C Agreed Precinct Rule

SUB S19 – MARSHS ROAD INDUSTRIAL PRECINCT (MRIP PREC)

1. **No completion certificate shall be issued under section 224 of the Act (other than for a [boundary adjustment](#) or creation of an [allotment](#) solely for utility purposes), until such time as the REL has been made operational between Boys Road and Marsh Road; or Marsh Road has been upgraded between the site and Southbrook Road including upgrades to the Rail Level Crossing; and**

 2. **A geotechnical assessment and flood assessment for the area has been prepared for this area demonstrating that any identified risks contained within the assessments can be mitigated as part of [subdivision](#) design and consent; and**

 3. **A transport [effects](#) assessment has been developed for this area demonstrating that any effects identified within the assessment can be mitigated as part of [subdivision](#) design and consent; and**

 4. **Subdivision shall be in general accordance with be in accordance an Outline Development Plan and associated bespoke Precinct rules prepared by a suitably qualified and experienced practitioner that is in accordance with SUB-P6 and, as a minimum, includes:**
 - i. **an indicative stormwater management area in the vicinity of the REL-Marsh Road;**

 - ii. **appropriate edge treatment along the interfaces with the adjoining lifestyle blocks and appropriate building set backs that manage effects on amenity and potential reverse sensitivity effects.;**

 - iii. **proposed primary and secondary roads within the Precinct, and external connections.**

 - iv. **safe and convenient pedestrian or cycle linkages providing connectivity to adjoining and nearby neighbourhoods.**
- 2. When compliance with any of [SUB-S19, 2 – 4](#) is not achieved: [DIS](#)**