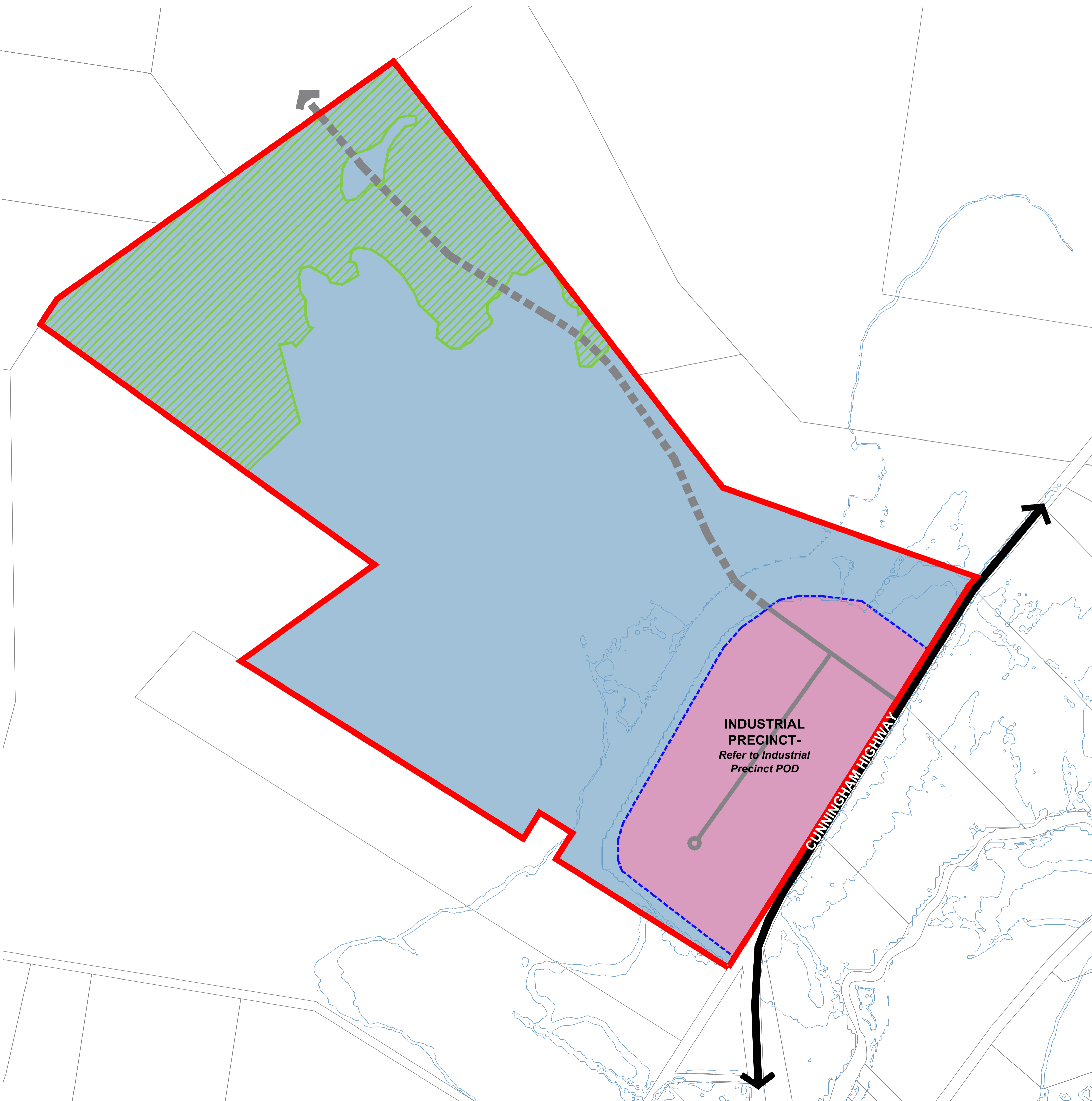


Appendix C

SRAIP Variation Approval Documents



Legend

- Site Boundary
- - - - Precinct Boundary
- - - - Proposed Overland Flow Path - Q100
- - - - Existing Easements
- Major Highway
- Proposed Industrial Precinct Road
- / / / / Environmental Protection Area
(Clearing within the Environmental Protection Area is subject to future investigation/approval)
- SRAIP Rural Precinct
- SRAIP Industrial Precinct
- - - - Proposed Wagner Quarry Access -
(not part of the SRAIP proposal and subject to separate development approval)

Plan of Development Notes

Rural Precinct Consistent Uses

SRAIP Infrastructure Activities

General Provisions

Maximum Gross Floor Area

225,000m² is the total combined GFA allowable within the SRAIP across both the Industrial and Rural Precincts

Outdoor Lighting:

All car parking and public areas will be provided with lighting for public safety.

Permitted Hours of operation:

24 hours a day/ 7 days a week

Earthworks and Retaining Walls:

Any bulk earthworks are completed in accordance with the conditions of an operational works approval.
Retaining walls are designed and certified by an RPEQ

Table 1: Minimum Car Parking Rates Requirements

Use	Car Parking Rates
SRAIP Industrial Activities	1 Space/100m ² GFA
SRAIP Support Activities	Office: 1 space/30m ² GFA
	Shop: 1 space/ 20m ² GFA
	Food and Drink Outlet: 1 space/20m ² GFA
	Service Station: 1 space/200m ² GFA of service station console
Other SRAIP Support Activities:	1 space/100m ² GFA
SRAIP Infrastructure Activities	1 space/ 2 employess Unless an alternative solution is ceertified by an RPEQ traffic engineer

Building Outcomes

Building Height:

Maximum building height is 2 storeys and a maximum height of 8.5m (excludes structures directly associated with agriculture such as silos and water towers which have no specified maximum building height)

Minimum Setbacks for Buildings/ Structures:

Street Frontage: 10m
Side and Rear Setback: 6m

Built Form:

- Is located and designed to complement and protect the natural landscape setting of the precinct;
- Does not exceed the predominant height of the vegetation canopy; and
- Is small scale, low-rise and set back from property boundaries to maintain the low density character of the zone and maintain the amenity (in terms of noise, odour and visual amenity) and afford privacy to adjoining premises.

0 25 50 75 100 150 1:5,000 @ A1

SCENIC RIM AGRICULTURAL INDUSTRIAL PRECINCT
PLAN OF DEVELOPMENT
RURAL PRECINCT
6200 CUNNINGHAM H'WAY
KALBAR

PLAN REF: **142489-12**
DATE: 09 APRIL 2020
CLIENT: KALFRESH
DRAWN BY: LZ
CHECKED BY: MD/PHE

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

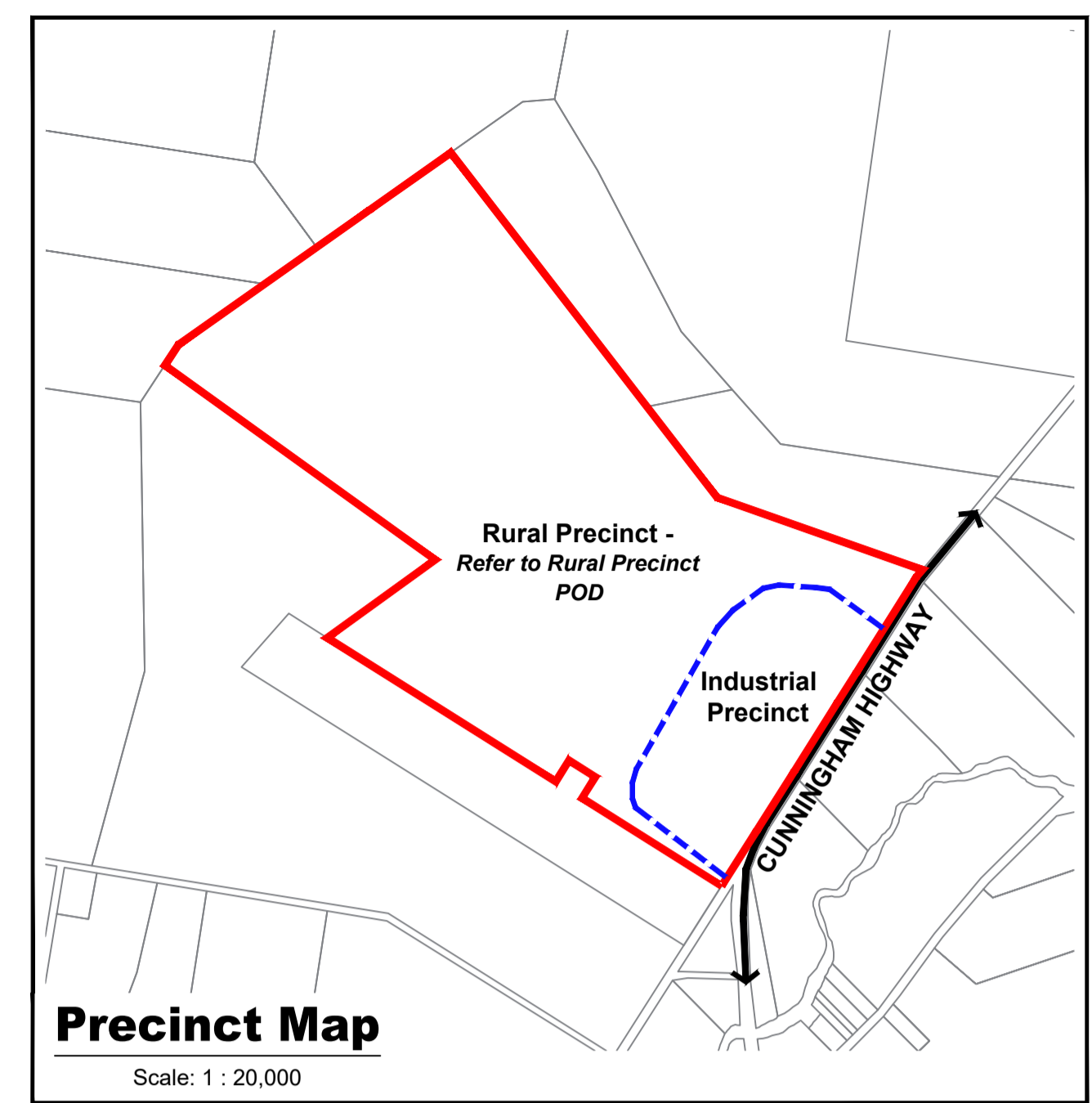
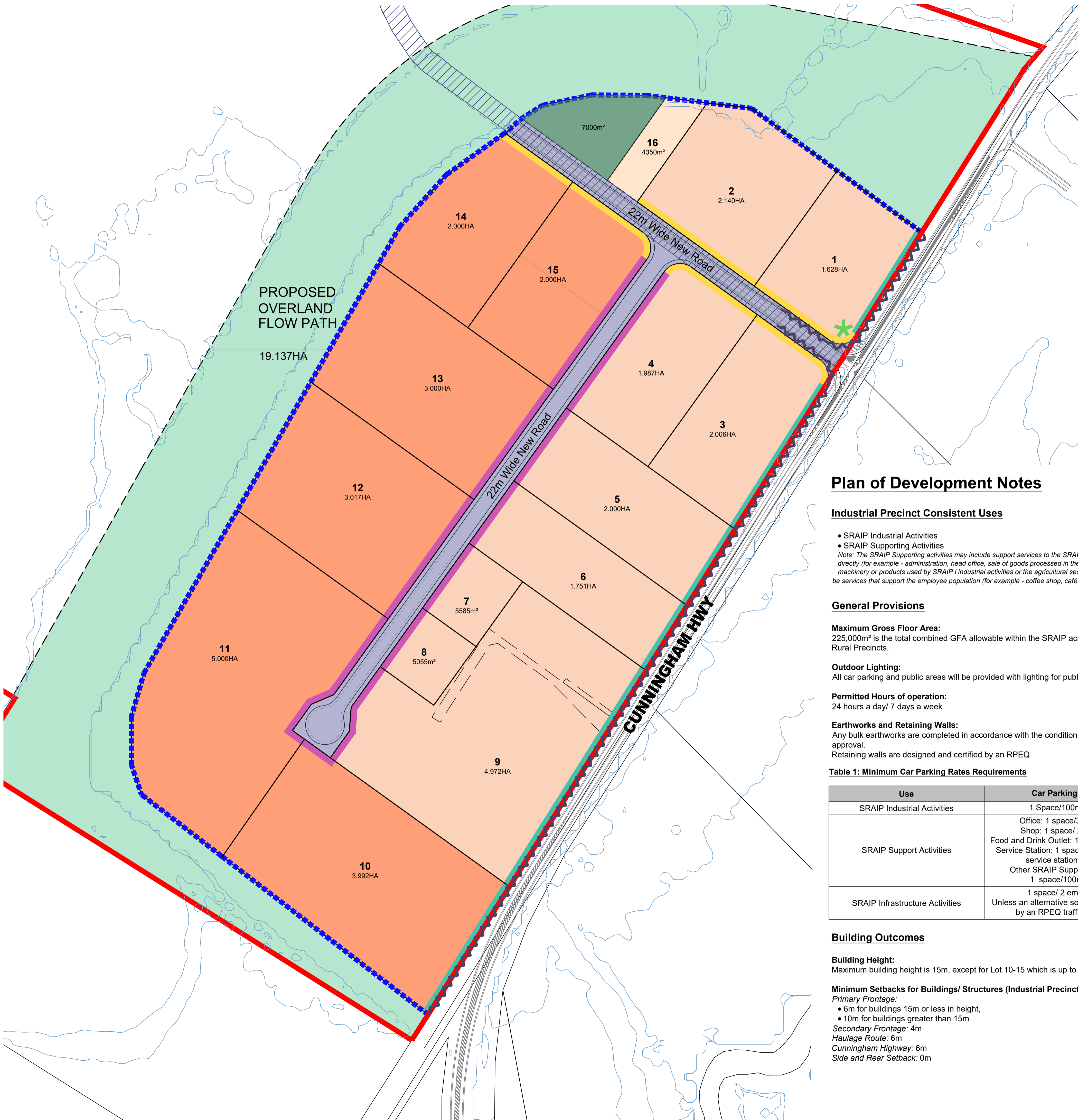
Source Information:
Site boundaries: DCDB
Adjoining information: DCDB
Contours: RPS Survey
Overland Flow Path: Aurecon



URBAN DESIGN
Level 4 HQ South
520 Wickham Street
PO Box 1559
Fortitude Valley QLD 4006
T +61 7 3539 9500
W rpsgroup.com



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0 10 20 30 40 60 1:2,000 @ A1

SCENIC RIM AGRICULTURAL INDUSTRIAL PRECINCT
PLAN OF DEVELOPMENT INDUSTRIAL PRECINCT
6200 CUNNINGHAM H'WAY KALBAR

PLAN REF: **142489-10E**
 DATE: 09 APRIL 2020
 CLIENT: KALFRESH
 DRAWN BY: LZ
 CHECKED BY: MD/PHE

Legend

- Site Boundary
- Existing Easement
- Drainage
- Detention Basin
- Proposed Overland Flow Path
- Proposed Flow Path Q100
- Sewer Treatment Plant

Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1 metres.
 Areas have been rounded down to the nearest 5m².
 The boundaries shown on this plan should not be used for final detailed engineers design.

POD CONTROLS

- No Direct Lot Access
- Precinct Boundary
- Building Height 15m
- Building Height 35m
- Estate Pylon Sign
- Private Road
- Haulage Route

FRONTAGE TYPE

- Primary Frontage
- Secondary Frontage
- Cunningham Highway Frontage
- Haulage Route Frontage

Plan of Development Notes

Industrial Precinct Consistent Uses

- SRAIP Industrial Activities
 - SRAIP Supporting Activities
- Note: The SRAIP Supporting activities may include support services to the SRAIP industrial activities directly (for example - administration, head office, sale of goods processed in the precinct, sale of equipment, machinery or products used by SRAIP industrial activities or the agricultural sector) or may be services that support the employee population (for example - coffee shop, café, food outlet).*

General Provisions

- Maximum Gross Floor Area:**
 225,000m² is the total combined GFA allowable within the SRAIP across both the Industrial and Rural Precincts.
- Outdoor Lighting:**
 All car parking and public areas will be provided with lighting for public safety.
- Permitted Hours of operation:**
 24 hours a day/ 7 days a week
- Earthworks and Retaining Walls:**
 Any bulk earthworks are completed in accordance with the conditions of an operational works approval.
 Retaining walls are designed and certified by an RPEQ

Table 1: Minimum Car Parking Rates Requirements

Use	Car Parking Rates
SRAIP Industrial Activities	1 Space/100m² GFA
SRAIP Support Activities	Office: 1 space/30m² GFA
	Shop: 1 space/ 20m²GFA
	Food and Drink Outlet: 1 space/20m² GFA
	Service Station: 1 space/200m² GFA of service station console
Other SRAIP Support Activities:	1 space/100m²GFA
SRAIP Infrastructure Activities	1 space/ 2 employess Unless an alternative solution is ceertified by an RPEQ traffic engineer

Building Outcomes

- Building Height:**
 Maximum building height is 15m, except for Lot 10-15 which is up to 35m.
- Minimum Setbacks for Buildings/ Structures (Industrial Precinct):**
- Primary Frontage:**
- 6m for buildings 15m or less in height,
 - 10m for buildings greater than 15m
- Secondary Frontage:** 4m
Haulage Route: 6m
Cunningham Highway: 6m
Side and Rear Setback: 0m

Built Form:

- Buildings are designed to address the street
- Visual interest is achieved through variation in colour, patterns, textures or building materials.
- The main entry to any building is easily identifiable and visible from the street; and directly accessible by pedestrians from car park areas, primary and secondary frontages and public spaces via a sealed surface.

Access:

Safe and segregated pedestrian paths are provided from the road frontage, and within the parking area to proposed buildings, to provide access to the main building entry.

Landscaping

- Primary and secondary frontages:**
 Where buildings and structures are setback from the street:
- aesthetic landscaping with a minimum width of 2m is provided along the boundaries: or
 - where outdoor storage or car parking areas adjoin the boundary, the aesthetic landscaping must have a minimum width of 0.5m along that part of the boundary.
- Cunningham Highway and Haulage Route frontages:**
 Aesthetic landscaping with a minimum width of 2m is provided along the boundary. Outdoor storage areas and car parking areas do not encroach into the aesthetic landscaping

- Planting where not in accordance with overall SRAIP Landscape Masterplan:**
- Development ensures that at least 50% of trees are species selected from Planning Scheme Policy 2
 - Planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services.
 - Vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.
 - Planting in aesthetic landscape strips, and in public areas and common areas meets the standards in Planning Scheme Policy 2 - Landscape Design.
 - Plant species will not damage building foundations or overhead and underground utility services
 - Landscaping along the Cunningham Highway and Haulage Route frontages must include a tree for every 6m of frontage which is capable of growing to 5m height in 5 years or a hedge up o 1.2m in height

Signage

- All signs:**
- Illumination does not exceed 300cd/m²
 - No third party advertising allowed (all signs must be related to uses occurring within the SRAIP)
 - No billboard signage permitted exceeding 50m²
- Estate pylon sign:**
- Overall height of a sign does not exceed 15m above ground level
 - Sign must not exceed a face area of 30m²
- Individual pylon signs:**
- 1 per allotment
 - Overall height of a sign does not exceed 10m above ground level
 - Sign must not exceed a face area of 15m²
- Individual wall signs (located on the side of buildings):**
- 1 per building face fronting the Cunningham Highway
 - Overall height of a sign does not exceed 15m above ground level
 - Sign must not exceed a face area of 50m²
- Signs facing Cunningham Highway:**
- Do not move, spin or rotate
 - Does not involve a beacon of light or revolving, flashing light

SRAIP DEFINED ACTIVITY GROUPS

Column 1	Column 2
Activity Group	Uses
SRAIP Industrial Activities	<ul style="list-style-type: none"> • Agricultural supplies store • Bulk landscape supplies • Cropping where for harvesting, storing or packing plants or plant material • High impact industry where for: <ul style="list-style-type: none"> – processing, brewing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 500 tonnes per annum; or – vegetable oil or oilseed processing in works with a design production capacity of greater than 10,000 tonnes per annum; or – manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste; or – distilling alcohol in works producing greater than 2,500 litres per annum • Intensive horticulture • Local utility • Low impact industry, where for: <ul style="list-style-type: none"> – processing, brewing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, up to 50 tonnes per annum – repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting and panel beating • Medium impact industry, where for: <ul style="list-style-type: none"> – processing, brewing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 50 tonnes but less than 500 tonnes per annum; or – vegetable oil or oilseed processing in works with a design production capacity of less than 10,000 tonnes per annum; or – distilling alcohol in works producing less than 2,500 litres per annum • Parking station • Renewable energy facility • Research and technology industry • Rural industry • Transport depot • Utility Installation

Column 1 Activity Group	Column 2 Uses
	<ul style="list-style-type: none"> • Warehouse • Wholesale nursery • Winery
SRAIP Infrastructure Activities	<ul style="list-style-type: none"> • Agricultural supplies store • Animal husbandry • Bulk landscape supplies • Cropping • High impact industry only where for manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste • Local utility • Renewable energy facility • Substation • Utility installation
SRAIP Support Activities	<p>The following uses where they have a nexus to, provide a support or service function to, sell produce, and/or sell goods processed and promoted by SRAIP rural industrial activities:</p> <ul style="list-style-type: none"> • Emergency services • Food and drink outlet • Garden centre • Indoor sport and recreation • Market • Office • Outdoor sales • Park • Sales office where involving the selling of lots for SRAIP • Service station • Substation • Shop • Showroom • Tourist attraction where the use has a nexus to food processing or distribution, or exhibits or promotes farming, agriculture, or food processing practices, lifestyle, or history <p><i>Note: Support activities may include support services to the SRAIP industrial activities and the wider agricultural community / industry (e.g. admin, head office, sale of goods processed in the SRAIP, sale of equipment, machinery or products used by SRAIP rural industrial activities or the agricultural sector, etc.).</i></p>

SRAIP LEVEL OF ASSESSMENT TABLES

Material Change of Use

Use / Activity Group	Categories of development and assessment	Requirements for accepted development and assessment benchmarks for assessable development
SRAIP Industrial Precinct		
Accepted subject to requirements		
SRAIP Industrial Activities	Development (whether or not involving building works) where in accordance with the SRAIP Plan of Development and SRAIP Code	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code
SRAIP Support Activities	Development (whether or not involving building works) where in accordance with the SRAIP Plan of Development and SRAIP Code.	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Service Station Code (if for a Service Station)
Major electricity infrastructure	Where proposed as underground infrastructure	-
Telecommunications facility	-	<ul style="list-style-type: none"> • Telecommunications Facility Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code
Code		
SRAIP Industrial Activities	If not Accepted subject to requirements	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Industry Zone Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code Landscaping Code • Parking and Access Code
SRAIP Support Activities	If not Accepted subject to requirements	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Industry Zone Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code

		<ul style="list-style-type: none"> • Infrastructure Design Code Landscaping Code • Parking and Access Code • Service Station Code (if for a Service Station)
Low Impact Industry Use Thresholds not identified in the SRAIP Industrial Activities		<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Industry Zone Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code Landscaping Code • Parking and Access Code
Medium Impact Industry Use Thresholds not identified in the SRAIP Industrial Activities		<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Industry Zone Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code Landscaping Code • Parking and Access Code
Major electricity infrastructure	If not Accepted subject to requirements	<ul style="list-style-type: none"> • Industry Zone Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code
Telecommunications facility	If not Accepted subject to requirements	<ul style="list-style-type: none"> • Telecommunications Facility Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code
Impact		
Any other use in this table and not meeting the description listed in the categories of development and assessment column		The Planning Scheme
Any use not listed in the table above		
Any other undefined use		

SRAIP Rural Precinct

Accepted subject to requirements

SRAIP Infrastructure Activities	Development (whether or not involving building works) where in accordance with the SRAIP Plan of Development and SRAIP Code	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code
Major electricity infrastructure	Where proposed as underground infrastructure	-
Rural industry	If not exceeding 500m ² GFA	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code
Substation	-	-
Telecommunications facility	-	<ul style="list-style-type: none"> • Telecommunications Facility Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code
Transport depot	Where associated with the SRAIP Infrastructure Activities	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code Landscaping Code • Parking and Access Code

Code

SRAIP Infrastructure Activities	If not Accepted subject to requirements	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Industry Zone Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code Landscaping Code
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		<ul style="list-style-type: none"> • Parking and Access Code
Extractive Industries	Only where extracting less than 15,000 tonnes per year.	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Extractive Industry Code • Industry Zone Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code Landscaping Code • Parking and Access Code
Major electricity infrastructure	If not Accepted subject to requirements	<ul style="list-style-type: none"> • Industry Zone Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code
Rural industry	If not accepted subject to requirements	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Extractive Industry Code • Industry Zone Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code Landscaping Code • Parking and Access Code
Telecommunications facility	If not accepted subject to requirements	<ul style="list-style-type: none"> • Telecommunications Facility Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code
Transport depot	If not accepted subject to requirements	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code Landscaping Code • Parking and Access Code

Impact

Any other use in this table and not meeting the description listed in the categories of development and assessment column

The Planning Scheme

Any use not listed in the table above

Any other undefined use

Reconfiguring a Lot

SRAIP Industrial and Rural Precincts

Accepted subject to requirements

Reconfiguring a lot	<p>Boundary realignment or reconfiguring a lot where:</p> <ol style="list-style-type: none"> (1) creating no more than two 'new' allotments (i.e. 1 additional lot); or (2) Involving the proposed reconfiguration of land involving a community title scheme; <p>AND</p> <ol style="list-style-type: none"> (3) where any newly created lots can be demonstrated to be adequately serviced in accordance with the approved SRAIP Civil Servicing Report (and where not part of a community title proposal) are: <ul style="list-style-type: none"> ▪ SRAIP Industrial Precinct: Greater than 2,000m²; or ▪ SRAIP Rural Precinct: Greater than 5ha 	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Reconfiguring a Lot Code • Earthworks, Construction and Water Quality Code • Infrastructure Design Code
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Code

Reconfiguring a lot	All other reconfiguring a lot that is not Accepted subject to requirements	<ul style="list-style-type: none"> • SRAIP Plan of Development • SRAIP Code • Industry Zone Code • Reconfiguring a Lot Code • Earthworks, Construction and Water Quality Code • Infrastructure Design Code
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Operational Works

SRAIP Industrial and Rural Precincts

Accepted subject to requirements

Advertising Device (where for signage associated with the SRAIP)	Accepted where in accordance with the SRAIP Plan of Development	<ul style="list-style-type: none"> • SRAIP Plan of Development
Filling and Excavation	<p>If:</p> <ol style="list-style-type: none"> (1) for minor filling and excavation; <p>or</p>	<ul style="list-style-type: none"> • Earthworks, Construction and Water Quality Code

- (2) carried out in compliance with a material change of use development permit or a variation approval which;
- (a) has not lapsed; and
 - (b) states that development is in accordance with the SRAIP Plan of Development; and
 - (c) Certified by RPEQ as compliant

Operational work for Reconfiguring a Lot	Accepted where in accordance with the SRAIP Plan of Development and Certified by RPEQ as compliant	<ul style="list-style-type: none"> • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code
Car Park	If carried out in compliance with a material change of use development permit or a variation approval which; <ul style="list-style-type: none"> (a) has not lapsed; and (b) states that development is in accordance with the SRAIP Plan of Development; and (c) Certified by RPEQ as compliant 	Not applicable

Code

Advertising Device (where for a Pylon or Billboard Sign)	Where not in accordance with the SRAIP Plan of Development or where for a third party billboard.	<ul style="list-style-type: none"> • Advertising Devices Code
Filling or Excavation	Where not Accepted subject to requirements	<ul style="list-style-type: none"> • Earthworks, Construction and Water Quality Code • General Developments Provisions Code • Infrastructure Design Code
Car Park	If: <ul style="list-style-type: none"> (1) Not Accepted; and (2) involving an impervious area for vehicle parking for 10 spaces or more in total on a site 	<ul style="list-style-type: none"> • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code • Parking and Access Code
Operational work for - Reconfiguring a Lot		<ul style="list-style-type: none"> • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code

Accepted

Any other operational works not listed in this table

The Planning Scheme Overlays will be adequately addressed through the SRAIP variation approval assessment. Acceptance/approval of the supporting technical documentation (addressing these overlays) whilst not specifically seeking to alter the level of assessment for relevant overlays, will negate any future need for further overlay provisions to be addressed for future development within the SRAIP.

Overlays

SRAIP Industrial and Rural Precincts

Accepted subject to requirements

Any development application on the site where subject to the following overlays:

- Agricultural land
- Bushfire hazard
- Environmental significance
- Extractive resources
- Flood hazard
- Landslide hazard and steep slope
- Water resource catchments
- Transport noise corridor
- Higher order roads
- Road hierarchy

Accepted where in accordance with the SRAIP Plan of Development and SRAIP Code

- SRAIP Plan of Development
- SRAIP Code

Code

Where not accepted subject to requirements

-

- Agricultural land overlay code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Extractive resources overlay code
- Flood hazard overlay code
- Landslide hazard and steep slope overlay code
- Water resource catchments overlay code
- Transport noise corridor overlay code
- Higher order roads overlay code
- Road hierarchy overlay code

SRAIP CODE

1. Application

This code applies to development:

- within the SRAIP Industrial Precinct and SRAIP Rural Precinct as identified on the SRAIP Plan of Development (**INSERT DRAWING NUMBER**); and
- identified as requiring assessment against the SRAIP Code by the SRAIP Tables of Assessment.

2. Purpose and Overall Outcomes

1. The purpose of the SRAIP is to provide for:
 - a. a variety of industrial uses associated with agriculture and farming within the SRAIP Industrial Precinct; and
 - b. other uses and activities within the SRAIP Industrial Precinct that:
 - (i) support industry activities; and
 - (ii) do not compromise the future use of the SRAIP for agricultural industrial uses.
 - c. a variety of supporting rural and infrastructure uses/activities associated with the main industrial uses occurring in (a) above within the SRAIP Rural Precinct.

3. Assessment Benchmarks

Performance Outcomes	Acceptable Outcomes
Height	
PO1 Development is of a height that: (1) is low to medium rise; and (2) does not detract from the amenity of an adjoining premises in a non-industrial zone	AO1 The height of development is not greater than the maximum heights shown on the SRAIP Plan of Development (INSERT DRAWING NUMBER)
Setbacks and landscaping	
PO2 Setbacks: (1) reduce the visual dominance of buildings and structures as viewed from the street; (2) allow for landscaping along street frontages; and (3) provide separation to preserve the amenity of adjoining <i>sensitive land uses</i>	PO2 Setbacks of development are not less than the minimum setbacks shown on the SRAIP Plan of Development (INSERT DRAWING NUMBER)
Built form and urban design	
PO3 Development ensures buildings: (1) address the internal street; and	AO3

Performance Outcomes	Acceptable Outcomes
(2) are visually interesting through variation to the external appearance.	The built form of development is accordance with the built form parameters identified on the SRAIP Plan of Development (INSERT DRAWING NUMBER)
<p>PO4</p> <p>Development is designed and located to provide easy and safe access to buildings by pedestrians.</p>	<p>AO4</p> <p>The built form of development is accordance with the built form parameters identified on the SRAIP Plan of Development (INSERT DRAWING NUMBER)</p>
Landscaping	
<p>PO5</p> <p>Landscaping is provided to:</p> <ul style="list-style-type: none"> (1) enhance the streetscape character; and (2) soften the appearance of the industrial buildings, outdoor storage areas and car parking areas when viewed from the street or a public space. (3) be sensitive to existing site conditions, topography and scenic and landscape characteristics; (4) as far as practicable, retain existing vegetation of ecological value; and (5) protect and enhance the existing character and amenity of the site, street and surrounding area 	<p>AO5.1</p> <p>A detailed landscape plan is prepared by a suitably qualified landscape architect for the development in accordance with the landscaping parameters shown on the SRAIP Plan of Development (INSERT DRAWING NUMBER)</p> <hr/> <p>AO5.2</p> <p>For accepted development, landscape architect to certify that the detailed landscaping plan has been implemented and complies with the SRAIP Plan of Development (INSERT DRAWING NUMBER) prior to the issue of certificate of completion.</p>
Land use	
<p>PO6</p> <p>Development involving a retail, or indoor sport and recreation, shop or showroom use is ancillary to a SRAIP industrial use.</p>	<p>AO6.1</p> <p><i>Industrial activities</i> involving any ancillary retail sale function only retail products manufactured on site.</p> <hr/> <p>AO6.2</p> <p>The maximum GFA to be used for ancillary retail sales is 30% of the total GFA of the development.</p> <hr/> <p>AO6.3</p> <p>Any retail sales area:</p> <ul style="list-style-type: none"> (1) is sited and orientated towards the street frontage of the site; and (2) provides easily identifiable and sealed pedestrian access between the front boundary and the retail sales area.

Performance Outcomes	Acceptable Outcomes
	<p>AO6.4</p> <p>Ancillary office does not comprise more than 30% of the total GFA of a development</p> <hr/> <p>AO6.5</p> <p><i>Indoor sport and recreation</i> is only established primarily for the use of employees within the SRAIP.</p> <hr/> <p>AO6.6</p> <p>A shop or showroom is only provided where directly related to an SRAIP industrial use occurring onsite.</p>
<p>PO7</p> <p>Development involving a <i>Food and drink outlet</i> is of a size that services the needs of the immediate industrial zoned land only.</p> <p><i>*Outlet does not include a tenancy, for example three tenancies can be located in one building and be classified as one outlet.</i></p>	<p>AO7.1</p> <p>Development involving a <i>Food and drink outlet</i> does not exceed 500m² GFA per outlet.</p> <hr/> <p>AO7.2</p> <p>Total number of food and drink outlets in the SRAIP does not exceed three (3) outlets.</p>
<p>PO8</p> <p>A <i>Market or Tourist Attraction</i> enables and promotes only the selling of produce directly from the SRAIP or local farms.</p>	<p>AO8.1</p> <p>A <i>Market</i> in the SRAIP allows for the selling of produce from both within the SRAIP or local farms.</p> <hr/> <p>AO8.2</p> <p>A <i>Tourist attraction</i> is only allowable where the use has a nexus to the food processing or distribution industry, or exhibits or promotes farming, agriculture, or food processing practices, lifestyle or history and does not involve any accommodation activities.</p>
<p>PO9</p> <p>Outdoor sales are directly related to the SRAIP industrial uses.</p>	<p>AO9</p> <p>Outdoor sales are only associated with the displaying, selling, hiring or leasing of products produced within the SRAIP.</p>
<p>PO10</p> <p>Sales office is only allowable where for the selling of allotments within the SRAIP.</p>	<p>AO10</p> <p>Sales office is only allowable where for the selling of allotments within the SRAIP.</p>
<p>PO11</p> <p>A service station services the uses within the SRAIP.</p>	<p>AO11</p> <p>A service station:</p> <ul style="list-style-type: none"> • primarily services the uses within the SRAIP;

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> Is sited as to not provide direct access from the Cunningham Highway with primary access provided from an internal access road; Does not detract from the existing service station facilities in local townships
Reconfiguration of a lot	
<p>PO12</p> <p>Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone and provides a mixture of industrial lot sizes.</p>	<p>AO12.1</p> <p>Reconfiguration of a lot does not result in any 'new' allotments (i.e. 1 additional lot) allotments less than:</p> <ul style="list-style-type: none"> 2,000m² in the SRAIP Industrial Precinct; or 5ha in the SRAIP Rural Precinct. <p>and can be demonstrated to be adequately serviced in accordance with approved SRAIP Civil Servicing Report</p> <p>OR</p> <p>AO12.2</p> <p>Reconfiguration of a lot involving a community title scheme can be demonstrated to be adequately serviced in accordance with approved SRAIP Civil Servicing Report</p> <p>AO12.3</p> <p>Reconfiguration of a lot does not result in any new allotments with access easements or access strips less than:</p> <ul style="list-style-type: none"> 8m in the Industry Zone (SRAIP Precinct) 10m in the Rural Zone (SRAIP Precinct)
Acoustic Amenity and Noise	
<p>PO13</p> <p>Development is located, designed, constructed and operated to ensure that noise emissions do not cause environmental harm or environmental nuisance to <i>sensitive receptor</i>.</p> <p><i>*Sensitive receptor includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:</i></p> <ul style="list-style-type: none"> A dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or A motel, hotel or hostel; or A kindergarten, school, university or other education institution; or A medical centre or hospital or 	<p>AO13.1</p> <p>Development for SRAIP industrial activities:</p> <ul style="list-style-type: none"> Does not operate between the hours of 10pm and 6am; and/or Is conducted wholly indoors with the exception of external carparking and vehicle movements. <p>OR</p> <p>AO13.2</p> <p>Development for SRAIP industrial activities and/or SRAIP infrastructure activities:</p> <p>(1) Development is to be designed to ensure that noise emissions do not exceed the noise limits specified in the approved SRAIP <i>Noise Impact Assessment</i> report (by MWA Environmental) at a sensitive receptor;</p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> • A protected area under the Nature Conservation Act 1992, the Marine Parks Act 2004 or a World Heritage Area; or • A public park or garden; or • For noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2019. 	<p style="text-align: center;">AND</p> <p>Where for accepted development subject to requirements, certification of compliance with AO13 (1) is obtained from an appropriately qualified person prior to approval of any development permit for building works</p>

Air Emissions – Dust, Particulates and Odour

PO14

Development is sited, designed and operated to avoid the generation of air pollutant or odour emissions that have the potential to cause environmental harm to a *sensitive receptor*.

AO14.1

Development does not involve activities that have the potential to generate air pollutant or odour emissions beyond the allotment boundaries;

OR

AO14.2

Where development does have the potential to generate air pollutant or odour emissions beyond the allotment boundaries:

- (1) Development is to be designed to ensure that air pollutant and odour emissions do not exceed the air quality objectives specified in the Queensland *Environmental Protection (Air) Policy 2019* and the odour criteria specified in the Queensland *Ecoaccess Guideline: Odour Impact Assessment from Developments* (2013) at a sensitive receptor;
AND
- (2) for accepted development subject to requirements, certification of compliance with AO14.2(1) is obtained from an appropriately qualified person prior to approval of any development permit for building works and prior to commencement of works.

PO15

Development does not create dust or particulate nuisance at any point beyond the boundary of the site.

AO15.1

Development does not involve activities that would cause dust related environmental harm or environmental nuisance;

OR

Performance Outcomes	Acceptable Outcomes
	<p>AO15.2</p> <p>Where development does have the potential to cause dust related environmental harm or environmental nuisance:</p> <ul style="list-style-type: none"> (1) Development is designed to be consistent with the assumptions and recommendations of, and to ensure the emission of dust, particulates, and odour does not exceed the limits identified in the approved SRAIP <i>Air Quality Impact Assessment</i> report (by MWA Environmental); AND (2) Where for accepted development subject to requirements, RPEQ certification of compliance with AO15.2(1) is obtained prior to approval of any development permit for building works and prior to commencement of works.
Outdoor Lighting and Glare	
<p>PO16</p> <p>Development does not impact on the amenity of nearby sensitive receivers as a result of light spill.</p>	<p>AO16.1</p> <p>Development does not adjoin a lot containing a <i>sensitive receiver</i>.</p> <p>OR</p> <p>AO16.2</p> <p>Development:</p> <ul style="list-style-type: none"> (1) provides no outdoor lighting as part of the development; or (2) provides only minor external lighting devices, located, designed and installed to: <ul style="list-style-type: none"> (a) be consistent with and appropriate to the surrounding character and amenity; and (b) minimise the impact of direct and indirect light spillage on surrounding sensitive land uses; or <p style="margin-left: 40px;">Note - Effective methods to comply with outcome AO9.1 (2) include: (a) providing covers or shading around lights that prevent direct light spillage on neighbouring premises or roadways; or</p> (3) provides external lighting which is compliant with the technical parameters, design, installation, operation and maintenance standards of the following as applicable: <ul style="list-style-type: none"> (a) outdoor lighting complies with the requirements of Australian Standard AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting; and

Performance Outcomes**Acceptable Outcomes**

Note - An applicant may be required to provide a lighting proposal and impact assessment (environmental and amenity) as part of the application to demonstrate that the lighting will not create nuisance issues for surrounding sensitive land uses.

PO17

Development does not impact on the amenity of the surrounding area or cause nuisance as a result of glare or reflection.

AO17

Development provides external lighting which is compliant with the technical parameters, design, installation, operation and maintenance standards of Australian Standard AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.

Waste Management (*relates to general refuse*)**PO18**

Development provides:

- (1) sufficient area for the storage of waste and recyclables; and
- (2) for the separation of wastes to maximise alternatives to disposal.

AO18.1

All waste produced on site is stored in approved containers of a sufficient capacity to receive all waste generated by the development.

AO18.2

Waste and recyclables are managed in accordance with the Waste Reduction and Recycling Act 2011.

PO19

Development is designed to ensure that waste storage and collection can be undertaken in a safe and convenient manner.

AO19

Development includes waste storage that:

- (1) has a street frontage (exclusive of driveways) of 1 metre per 240L wheeled bin service required; or
- (2) provides waste container/s which are able to be accessed on site by collection vehicles being able to enter and leave the premises in forward gear, or sufficient and accessible road frontage exists to allow the containers to be placed kerbside for collection; or
- (3) provides an alternate storage and collection method for adequate storage capacity and safe collection of waste in accordance with the *Waste Reduction and Recycling Act 2011*.

AND

Where for accepted development subject to requirements, RPEQ certification of compliance with AO15.1 is obtained prior to approval of any development permit for building works.

Performance Outcomes	Acceptable Outcomes
PO20	AO20
Development ensures the placement of waste containers does not create a health or amenity nuisance.	<p>Development provides:</p> <ul style="list-style-type: none"> (1) a dedicated area for refuse storage that is screened or otherwise located to avoid visual impacts on streetscapes, public spaces and adjoining properties; and (2) an: <ul style="list-style-type: none"> (a) elevated stand for holding all waste containers at the premises; or (b) imperviously paved and drained area, upon which can be stood all waste containers at the premises; and (c) a hose cock and hose in the vicinity of the stand or paved area.
PO21	AO21
Putrescible waste generated as a result of the development does not cause odour nuisance issues for surrounding land uses.	<p>Development stores all putrescibles waste in a manner that prevents odour nuisance and fly breeding and is disposed of at intervals not exceeding seven (7) days.</p> <p>Note - Examples of acceptable outcomes may, either permanently or as required, include:</p> <ul style="list-style-type: none"> (a) storing putrescible waste at low temperatures; and/or (b) increased frequency of collection to avoid the generation of odours.
General Amenity	
PO22	AO22.1
The use of vehicles associated with the development does not impact on the safe or convenient use of the road network.	Loading or unloading activities are undertaken within each individual allotment.
	AO22.2
	Development provides that all vehicles associated with the use can be parked on the site.
Stormwater - Quantity	
PO23	AO23
Stormwater quantity management outcomes demonstrate no adverse impact on stormwater flooding or the drainage of properties external to the subject site.	<p>The development incorporates detention basins of suitable capacity to ensure stormwater quantity is managed in accordance with the recommendations and conclusions of the approved SRAIP Precinct Integrated Water Management Plan.</p> <p>AND</p> <p>Where for accepted development subject to requirements, RPEQ certification of compliance with</p>

Performance Outcomes	Acceptable Outcomes
	AO23 is obtained prior to approval of any development permit for building works and commencement of works / use.
<p>PO24</p> <p>Stormwater quality management outcomes demonstrate no adverse impact on stormwater qualities discharging external to the subject site.</p>	<p>AO24</p> <p>The development incorporates suitable stormwater treatment devices to ensure stormwater quality is managed in accordance with the recommendations and conclusions of the approved SRAIP Precinct Integrated Water Management Plan.</p> <p>AND</p> <p>Where for accepted development subject to requirements, RPEQ certification of compliance with AO24 is obtained prior to approval of any development permit for building works and commencement of works / use.</p>
Infrastructure design	
<p>PO25</p> <p>Development provides electricity and communications infrastructure. Such infrastructure is located and designed to:</p> <p>(1) minimise the visual impact of the infrastructure;</p> <p>(2) be located for ease of maintenance; and</p> <p>(3) provide warning tape to enable detection of underground cables when excavating.</p>	<p>AO25.1</p> <p>Services are provided in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design</p> <hr/> <p>AO25.2</p> <p>Where for accepted development, RPEQ certification is provided that confirms services have been provided in accordance with AO21 prior to the issue of certificate of completion / commencement of use.</p>
<p>PO26</p> <p>The design of the infrastructure network and any connection to the external network is constructed to an appropriate standard and does not diminish the safety and efficiency of the infrastructure network.</p>	<p>AO26</p> <p>(1) Connection to external infrastructure (SRAIP water and sewer supply) is undertaken in accordance with the standards in Planning Scheme Policy 1: Infrastructure Design.</p> <p>AND</p> <p>(2) Where for accepted development subject to requirements, RPEQ certification is provided that confirms connections have been provided in accordance with AO26 prior to the issue of certificate of completion / commencement of use.</p>
Wastewater Disposal	
<p>PO27</p> <p>Where located outside a wastewater connection area, development is provided with sufficient on-site wastewater disposal, that is determined by a suitably qualified person, to meet the needs of residents and users.</p>	<p>AO27</p> <p>(1) Development is designed and constructed to provide wastewater discharge connection to the SRAIP Precinct on-site wastewater treatment system, in accordance with the requirements of</p>

Performance Outcomes	Acceptable Outcomes
	<p>the approved <i>SRAIP Precinct Wastewater Management Strategy</i> report (by Cardno/PE)</p> <p>AND</p> <p>(2) Where for accepted development subject to requirements, RPEQ certification is provided that confirms wastewater discharge connections have been provided in accordance with AO27(1) prior to the issue of certificate of completion / commencement of use.</p>
Access	
<p>PO28</p> <p>Development on lots fronting the Cunningham Highway does not involve direct access to/from the Cunningham Highway.</p>	<p>AO28</p> <p>Vehicle access to individual development site is in accordance with the access restrictions shown on the SRAIP Plan of Development (INSERT DRAWING NUMBER)</p>
Earthworks, Construction and Water Quality	
<p>PO29</p> <p>Earthworks do not result in increased instability of the subject or adjoining lands.</p>	<p>AO29</p> <p>Development is designed and constructed in accordance with the Earthworks and Retaining Wall parameters specified on the SRAIP Plans of Development.</p>
<p>PO30</p> <p>Construction activities for the development avoid or minimise adverse impacts on sediment mobilisation, stormwater quality and hydrological processes.</p>	<p>AO30</p> <p>An erosion and sediment control program (ESCP) is prepared and implemented to ensure that release of sediment-laden stormwater is avoided, minimised or managed so that target contaminants are treated to a design objective at least equivalent to the design objectives listed in Table 9.4.2.3.2 – Construction Phases – Stormwater Management Design Objectives of the planning scheme.</p> <p>AND</p> <p>Where for accepted development subject to requirements, RPEQ certification is provided that the ESCP complies with the design objectives listed in Table 9.4.2.3.2 – Construction Phases – Stormwater Management Design Objectives of the planning scheme prior to site works commencing.</p>
<p>PO31</p> <p>Development manages stormwater to avoid or minimise the environmental impacts of stormwater discharge on the quality and waterway hydrology of receiving waters.</p>	<p>AO31</p> <p>Development is managed so that it meets the objectives in Table 9.4.2.3.4 - Post Construction Phase – Stormwater Management Design Objectives.</p>
Parking and Access	

Performance Outcomes	Acceptable Outcomes
PO32	AO32
<p>Development provides for sufficient vehicle and service vehicle parking on site to satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to the particular circumstances of the premises including the:</p> <p>(1) nature, intensity and hours of operation of the use; and</p> <p>(2) the existing and expected future traffic conditions in the surrounding area.</p>	<p>Car parking is provided:</p> <ul style="list-style-type: none"> • in accordance with the car parking rates identified on the SRAIP Plan of Development (INSERT DRAWING NUMBER). <p>OR</p> <ul style="list-style-type: none"> • A reduced car parking rate from those shown on the SRAIP Plan of Development (INSERT DRAWING NUMBER) is certified by an RPEQ traffic engineer and approved in writing by Council.
PO33	AO33
<p>Access, Manoeuvring, Car Park Design and Layout are designed to ensure safe and efficient vehicle movements on site, and minimise conflict between vehicles and pedestrians.</p>	<p>An RPEQ certifies that the development complies with the relevant Australian Standards.</p>
PO34	AO34
<p>Car parking areas are designed to meet the needs for the proposed use.</p>	<p>(1) Where in the SRAIP Industrial Precinct, car parking areas are to be sealed bitumen.</p> <p>OR</p> <p>(2) Where in the SRAIP Rural Precinct, car parking areas are not required to be sealed bitumen.</p>