

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 • 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>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.

Division 8 – Industry Zone

3.16 Tables of Assessment and Assessment Benchmarks

Table 9A - 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	<u>Applicable Codes</u>

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
	All circumstances.	<ul style="list-style-type: none"> • Industry Zone Code • Signs Code
Car wash	<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"> • Industry Zone Code • Service Station And Car Wash Code
Caretaker's residence	<p>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Industry Zone Code • Caretaker's Residence Code
Funeral parlour	<p>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Industry Zone Code
Garden centre	<p>Accepted development with requirements All circumstances.</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"> • Industry Zone Code
General industry	<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"> • Industry Zone Code
Landscape supplies	<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"> • Industry Zone Code

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
Light industry	<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"> • Industry Zone 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"> • Industry Zone Code
Machinery repair station	<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"> • Industry Zone Code
Produce store	<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"> • Industry Zone Code
Rural service industry	<p>Code assessable All circumstances</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Industry Zone Code
Sales or hire premises	<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"> • Industry Zone Code

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
Service station	<p>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Industry Zone Code • Service Station And Car Wash Code
Storage premises	<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"> • Industry Zone Code
Take-away food store	<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"> • Industry Zone Code
Vehicle depot	<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"> • Industry Zone Code
Veterinary clinic	<p>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Industry 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 area¹⁰⁸; 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"> • Industry 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 on land identified in the Capricorn Coast Landscape special management area¹⁰⁹; 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><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Industry 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.

¹⁰⁸ Refer to Overlay Maps O4A and O4B

¹⁰⁹ 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
	<p>Code assessable</p> <p>If located:</p> <p>(a) in any of the following special management areas on Overlay Map O1:</p> <p>(i) Protected areas;</p> <p>(ii) Water Supply Catchment; or</p> <p>(iii) Extractive Resources.</p> <p>or</p> <p>(b) in a special management area on Overlay Maps O2, O3, O5 and O6.</p> <p>or</p> <p>(c) in the Good Quality Agricultural Land special management area on Overlay Maps O4A and O4B and not for agriculture.</p> <p>or</p> <p>(d) adjacent¹¹⁰ 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><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> • Industry 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.

¹¹⁰ Refer to Schedule 1, Division 2 for the definition of “adjacent”.

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>(e) In the Acid Sulfate Soils special management area¹¹¹:</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>or</p> <p>(f) in or adjacent to in or adjacent to a Heritage Places special management.</p> <p>(g) in the Capricorn Coast Landscape special management area on Overlay Map O9 and not accepted development with requirements.</p> <p>(h) in the Farnborough Groundwater special management area and involving:</p> <p>(i) an on-site sewerage treatment facility;</p> <p>(ii) use or works using the groundwater resource for commercial gain¹¹²; or</p> <p>(iii) animal related activities¹¹³.</p>	<p>For circumstance (e):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid Sulfate Soils special management area] <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].

¹¹¹ Refer to Overlay Maps O8A & O8B.

¹¹² Carrying out operational work for taking or interfering with water is assessable development under Schedule 8 to the IPA.

¹¹³ Refer to Schedule 1, Division 1 (1)(a) for the meaning of animal related activities.

Table 9B - 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; or</p> <p>(ii) otherwise, the maximum height specified as the self-assessment solution in the applicable code;</p> <p>or</p> <p>(b) exceeding the maximum site cover specified as the self-assessment solution in the applicable code;</p> <p>or</p> <p>(c) in or adjacent to a Heritage Places special management area¹¹⁴ 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>(d) involving filling or excavation in the Drainage Problem special management area¹¹⁵ 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 circumstances (a) and (b):</p> <ul style="list-style-type: none"> • Industry Zone Code <p>For circumstance (c):</p> <ul style="list-style-type: none"> • Cultural Features Code <p>For circumstance (d):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (h) – Drainage Problem special management area]

¹¹⁴ Refer to Schedule 3 – Identified Cultural Features for a list of all Heritage Places special management areas

¹¹⁵ 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>(e) 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>(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>(f) involving construction of a building or structure on a site with natural ground level slopes greater than 15%.</p>	<p>For circumstance (e):</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code <p>For circumstance (f):</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
All (continued)	(g) in the Acid Sulfate Soils special management area ¹¹⁶ : <ul style="list-style-type: none"> (i) located: <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; and (ii) involving: <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. 	For circumstance (g): <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 ¹¹⁷	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 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"> • Signs Code

¹¹⁶ Refer to Overlay Maps O8A & O8B.

¹¹⁷ Carrying out operational work that is the clearing of native vegetation on freehold land, indigenous land or on leasehold land used for agriculture (including grazing) may also be assessable development under Schedule 8 to the IPA

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 area ¹¹⁸:</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><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> • Industry Zone Code <p>For circumstance (a):</p> <ul style="list-style-type: none"> • Natural Features Code <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]

¹¹⁸ 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"> • Industry 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"> • Industry 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.

3.17 Industry Zone Code

(1) Purpose

- (a) The purpose of the Industry Zone Code is the achievement of the overall outcomes sought for the Industry Zone.
- (b) The overall outcomes sought for the Industry Zone are:
- (i) Preferred land use:
 - (A) in the light industry precinct is all industrial purposes defined in the planning scheme other than environmentally assessable industry, extractive industry, and general industry;
 - (B) in the general industry precinct is all industrial purposes defined in the planning scheme.
 - (ii) Land use (other than preferred land use) occurs only if:
 - (A) it provides additional security benefits to the locality by operating outside of peak industrial hours; or
 - (B) it is compatible with surrounding industrial purposes by being of similar scale, intensity and character; and
 - (C) it supports preferred land use; and
 - (D) it does not adversely affect the amenity of the locality; and
 - (E) it is one of the following uses located in the following precincts:
 - a. in the light industry precinct:
 - i. Adult products shop; or
 - ii. Arts and crafts centre; or
 - iii. Caretaker's residence; or
 - iv. Funeral parlour; or
 - v. Garden centre; or
 - vi. Indoor entertainment; or
 - vii. Indoor sports facility; or
 - viii. Local utility; or
 - ix. Produce store; or
 - x. Retail warehouse; or
 - xi. Rural service industry; or
 - xii. Sales or hire premises; or
 - xiii. Special purpose; or
 - xiv. Take-away food premises (not exceeding 100m²); or
 - xv. Telecommunications facility – (medium impact); or
 - xvi. Veterinary clinic; or
 - b. in the general industry precinct:
 - i. Caretaker's residence; or
 - ii. Local utility; or
 - iii. Take-away food premises (not exceeding 100m²); or
 - iv. Telecommunications facility – (medium impact).
 - (iii) Development provides for a range of industrial activities which:

- (A) are developed in appropriate locations which are convenient to high order transport networks, and
- (B) satisfy demand for industrial use, and
- (C) maximise local employment opportunities.
- (iv) Industrial development is well-designed and characterised by:
 - (A) subdivision layout which provides for the range of preferred uses to be conducted in the zone; and
 - (B) the provision of infrastructure services commensurate with the type and scale of development; and
 - (C) premises that are designed to be sympathetic to the surrounding natural and built environment by contributing to the retention or attainment of a desirable streetscape and character.
- (v) Development provides appropriate interfaces between industrial development and adjoining land located in another zone.
- (vi) Development for services and trades uses and related activities which are characterised by a high level of public contact are preferred in the Light Industry precinct.
- (vii) Development for manufacturing, storage and distribution activities which potentially have a high impact are appropriate for location in the General Industry precinct.
- (viii) Development for noxious and hazardous industry where it is demonstrated that the likely impact of the development in terms of air emissions, trade wastes, noise emissions, risk from fire or explosion, level and type of traffic generated and any other relevant matters is commensurate with the particular locality are only appropriate in the General Industry precinct.
- (ix) Non-industrial purposes are established only where ancillary to and necessarily associated with development for industrial purposes or providing immediate support services for use by industry and workers.

(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) provides additional security benefits to the locality by operating outside of peak industrial hours; or (c) a use (as identified in the overall outcomes of this code) which: <ul style="list-style-type: none"> (i) is compatible with surrounding industrial purposes by being of similar scale, intensity and character; and (ii) supports preferred land use; and 	S1 No solutions are nominated.

(iii) does not adversely affect the amenity of the locality.	
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(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 S7 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 (a) 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 S7 below.</p> <p>(b) For reconfiguring involving a Community Titles Scheme:</p> <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 S7 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 S7 – Design Standards for Subdivision in the Industry Zone

Precinct	Minimum Lot Size (Square Metres - m ²)	Minimum Frontage (Metres - m)
Light Industry	1 000m ²	20m
General Industry	2 000m ²	40m

(iii) Built Form

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O3 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 efficient and safe operation of the Shire’s movement systems, • 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 	<p>S3 (a) Fencing</p> <p>Despite any Self-assessment Solutions specified in a Specific Use Code, if a site abuts land within the Residential Zone or Park Residential Zone, a minimum 1.8 metre high solid screen fence is established on the common boundary/s.</p> <p>(b) Stockpiling of Materials</p> <p>The use does not involve exposed stockpiles of raw or processed material greater than a total volume of 30m³.</p> <p>(c) Hours of Operation</p> <ul style="list-style-type: none"> (i) Outdoor operations are restricted to between 7am and 7pm Monday

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<p>views of prominent natural features and landmarks, and</p> <ul style="list-style-type: none"> the health and safety of people using the premises and adjacent premises. 	<p>to Saturday; and</p> <p>(ii) If a site abuts land within the Residential Zone or Park Residential Zone, indoor activities occurring between 7am and 7pm or on Sundays are limited to office and administrative tasks.</p> <p>(d) Traffic Impacts</p> <p>(i) Heavy vehicles access to the site is from a collector or higher level road; and</p> <p>(ii) Heavy vehicle movements are limited to between 7am and 7pm Monday to Saturday.</p>
<p>O4 Buildings and structures are:</p> <ul style="list-style-type: none"> a height that does not exceed 9 metres if adjoining a residential zone or 12 metres otherwise; 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; appropriately setback from residential zones and park residential zones to minimise impacts on sensitive land use and designed to adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces. 	<p>S4 (a) Built Form</p> <p>(i) Height Buildings and structures do not exceed:</p> <ul style="list-style-type: none"> 12 metres, or 9 metres, if site abuts land in the Residential Zone. <p>(ii) Setbacks Buildings and structures setback:</p> <ul style="list-style-type: none"> 6 metres from any road frontage(s); and 10 metres from the common boundary, if site abuts land in the Residential Zone or Park Residential Zone. <p>Waste storage areas and any outdoor storage and/or display facilities setback:</p> <ul style="list-style-type: none"> 3 metres from any road frontage; and 6 metres from the common boundary, if site abuts land in the Residential Zone or Park Residential Zone. <p>(iii) Site Cover The maximum amount of a site covered by buildings and structures is 70%.</p>

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	<p>(b) Specular Reflectivity Any reflective material has:</p> <p>(i) a level of light reflectivity of no more than 20%; and</p> <p>(ii) a level of heat transmission of not less than 20%.</p> <p>(c) Orientation</p> <p>(i) The main entrance to the building is identifiable and directly accessible from the street; and</p> <p>(ii) Vehicle unloading, waste storage and outdoor storage areas are designed and located at the rear of the building and completely screened from view at the property boundary by solid fencing or landscaping..</p> <p>(d) Landscaping Landscaping provided as follows:</p> <p>(i) a minimum of 15% of the site area including an area with an average width of 3 metres and a minimum width of 2 metres along each road frontage exclusive of accessway/s, and</p> <p>(ii) despite any Self-assessment Solution specified in a Specific Use Code, if abutting land in the Residential Zone or Park Residential Zone, a 3 metre wide landscaped area adjacent to the common boundary which is suitable for deep planting.</p>
<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 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. 	<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
<p>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.</p>	<p>S6 No solution is nominated.</p>

(v) Flood Immunity¹¹⁹

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O7 Development is immune to flood events which result in unacceptable risk to health and safety</p>	<p>S7 Land on which buildings and structures associated with development nominated in</p>

¹¹⁹ 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
or unacceptable risk of property damage.	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) Community safety

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O8 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. 	S8 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.

(vii) Vehicle parking and movement

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O9 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 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; provide for passenger set down/pick up necessary for the use; and facilitate public access to the foreshore and riparian open space networks. 	S9 (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 the standards nominated in Division 2 of Schedule 2 to this planning scheme. (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>O10 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>S10 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.