

THE GATEWAY BUSINESS & INDUSTRY PARK DEVELOPMENT DOCUMENT

REVISION B, MARCH 2018

THE GATEWAY BUSINESS & INDUSTRY PARK DEVELOPMENT DOCUMENT

PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR
INDUSTRIAL PURPOSES

2922 YEPPOON ROAD, HIDDEN VALLEY

LOT 5000 ON SP230276

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1 Introduction

1.1 Purpose

1. The Gateway Business & Industry Park Development Document (hereafter the “**Development Document**”) is applicable to all development located within the Gateway Business & Industry Park. The Gateway Business & Industry Park and land subject to this Development Document is shown in **Figure 1** Plan of Development.
2. This Development Document contains additional and/or alternative planning provisions to the *Livingstone Shire Planning Scheme 2005*. Where it conflicts with the requirements of the *Livingstone Shire Planning Scheme 2005*, the Gateway Business & Industry Park Development Document takes precedence.
3. The Development Document has been prepared in order to:
 - Indicate the nature of land use and development proposed in different parts of the site; and
 - Provide development assessment tables and code elements that will override the *Livingstone Shire Planning Scheme 2005* in so far as proposing and assessing future development for the site.
4. The Gateway Business & Industry Park is a premium master-planned development strategically positioned between the Capricorn Coast and Rockhampton, seeking to encourage continued investment and employment for the region. The vision is a well-planned and well-presented landscape setting with a mix of lot sizes and uses, providing a high quality location to invest in architecturally designed facilities for business and industry.

2 Using the Preliminary Approval

2.1 Assessment Levels

5. This Preliminary Approval identifies self assessable, code assessable and impact assessable development through:
 - a) **Error! Reference source not found.** Change of Use
 - b) **Error! Reference source not found.**
 - c) **Error! Reference source not found.**
 - d) Table 4 Level of Assessment – Operational Work
6. If a development proposal is identified as having a different assessment level under any of the Tables mentioned above, the higher assessment level applies.
7. This Preliminary Approval also overrides the Special Management Areas, including the nominated levels of assessment, within the *Livingstone Shire Council Planning Scheme*.

2.2 Exempt Development

8. For the purposes of this Preliminary Approval, exempt development includes development that is:
 - a) Community Use;
 - b) Emergency Services;
 - c) Park;
 - d) Utility Installation; and,
 - e) Minor Building Work.

2.3 Varying effect of the Preliminary Approval: Section 242 Sustainable Planning Act 2009

9. For the purpose of section 242(3) and (5) of the *Sustainable Planning Act 2009*, in relation to:

- ▶ The Material Changes of Use;
- ▶ Development relating to the Material Changes of Use; and
- ▶ The development.

10. This Preliminary Approval states development that is:

- ▶ Exempt development;
- ▶ Self-assessable development;
- ▶ Code assessable development;
- ▶ Impact assessable development;

and identifies the relevant codes for the development.

11. For the purpose of section 242(6) of the *Sustainable Planning Act 2009*, to the extent this Preliminary Approval states development that is:

- a) Exempt development;
- b) Self-assessable development;
- c) Code assessable development;
- d) Impact assessable development;

and identifies the relevant codes for the development.

12. In any way that the above is different from a local planning instrument, this Preliminary Approval prevails.

2.4 When Development Approval Lapses if Development is not started: Section 341 Sustainable Planning Act 2009

13. For the purpose of section 341(1)(b) of the *Sustainable Planning Act 2009*, to the extent this development approval is for a Material Change of Use, this development approval lapses if the first change of use under this development approval does not start within 10 years starting on the day this development approval takes effect.

14. For the purpose of section 341(2)(c) of the *Sustainable Planning Act 2009*, to the extent this development approval is for Reconfiguring a Lot, this development approval lapses if a plan for the reconfiguration is not given to the local government within 10 years starting on the day this development approval takes effect.

15. For the purpose of section 341(3)(b) of the *Sustainable Planning Act 2009*, to the extent this development approval is for development other than a Material Change of Use of premises or Reconfiguring a Lot, this development approval lapses if the development does not substantially start within 10 years starting on the day this development approval takes effect.

2.5 No condition requiring completion within a particular time: Section 346(1)(e) Sustainable Planning Act 2009

16. For the purpose of section 346(1)(e) of the *Sustainable Planning Act 2009*, there is no condition requiring the completion of the development within a particular time.

3 Administration

17. The Gateway Business & Industry Park Development Document has been prepared in accordance with the *Sustainable Planning Act 2009* (the “Act”) as a framework for managing development in a way that advances the purpose of the Act.
18. In seeking to achieve this purpose, the Development Document sets out the intention for the future development in the subject land.
19. The Development Document applies to the subject land including all premises, roads, drainage reserves, parks and internal waterways.
20. The Development Document consists of this document, including all schedules and maps:
 - ▶ Assessment Categories and Relevant Assessment Criteria for The Gateway Business & Industry Park (Tables 1-5);
 - ▶ The Gateway Business & Industry Park Development Code Purpose and Overall Outcomes; and,
 - ▶ Performance Outcomes and Acceptable Outcomes for The Gateway Business & Industry Park Development Code.
21. Where the Development Document uses terms which are defined in the *Sustainable Planning Act 2009*, they are taken to have the same meaning as defined in the *Sustainable Planning Act 2009*.
22. The use definitions listed in **Schedule 1** are the definitions for the purpose of this Development Document.
23. Administrative terms used in this Development Document are to take the meaning in accordance with administrative definitions of the *Queensland Planning Provisions* (QPPs).
24. Where a term is not listed or defined by this Development Document, it has the meaning given by the Act and, where a term is not given a meaning by the Act, it has its ordinary meaning.
25. Where reference is made to the “*Livingstone Shire Council Planning Scheme*”, this means the *Livingstone Shire Council Planning Scheme 2005* (as amended June 19, 2009).

4 The Gateway Business & Industry Park Development Code

4.1 Compliance with the Code

26. The following rules apply in determining compliance with The Gateway Business & Industry Park Development Code for self assessable development:
- a) Development must comply with the applicable acceptable outcomes of The Gateway Business & Industry Park Development Code; and,
 - b) Where development does not comply with the applicable acceptable outcome of the applicable code the development becomes assessable development.
27. The following rules apply in determining compliance with The Gateway Business & Industry Park Development Code for code and impact assessable development:
- a) Development complies with the code if it complies with the overall outcomes of the code;
 - b) Development, which complies with the performance criteria, complies with the code and the overall outcomes of the code;
 - c) Where acceptable outcomes are identified for a performance criteria, development which complies with the acceptable outcome complies with the performance criteria and the overall outcomes of the code; and,
 - d) Where development requiring impact assessment does not comply with the code it is inconsistent with the code.

4.2 Code Applicability

28. The provisions of the code apply to “development” being any:
- a) Material Change of Use;
 - b) Reconfiguration of a Lot;
 - c) Building Work; and/or,
 - d) Operational Work.
29. For assessable development, the applicable code for assessment is The Gateway Business & Industry Park Development Code within **section 4.7** of this document.

4.3 Levels of assessment – Material Change of Use

30. The following tables identify the levels of assessment for development being a Material Change of Use in The Gateway Business & Industry Park and the applicable assessment criteria.

Table 1 Level of Assessment Material Change of Use

Note: 1. For self assessable development only the acceptable outcomes of an applicable code apply ¹ . 2. Development identified in this table of assessment as self assessable that does not comply with the acceptable outcomes of the applicable code is code assessable.		
Use	Level of Assessment	Assessment Criteria
Business Activities		
Agricultural supplies store Bulk landscape supplies Car Wash Food and drink outlet where not involving a drive-through facility Garden centre Hardware and trade supplies Outdoor sales Sales office Service industry Veterinary services	Self assessable where complying with the self assessment criteria Code assessable where not self assessable	The Gateway Business & Industry Park Code
Service Station	Code assessable	The Gateway Business & Industry Park Code
Industrial Activities		
Low impact industry Marine industry Research and technology industry Service industry Transport depot Warehouse	Self assessable where complying with the self assessment criteria Code assessable where not self assessable	The Gateway Business & Industry Park Code
Medium Impact Industry	Code assessable	The Gateway Business & Industry Park Code
Rural Activities		
Aquaculture Intensive horticulture Wholesale nursery	Self assessable where complying with the self assessment criteria Code assessable where not self assessable	The Gateway Business & Industry Park Code
Community Activities		
Crematorium Funeral Parlour	Code assessable	The Gateway Business & Industry Park Code

¹ Under section 236 of the Act, self assessable development must comply with applicable codes.

Note: 1. For self assessable development only the acceptable outcomes of an applicable code apply ¹ . 2. Development identified in this table of assessment as self assessable that does not comply with the acceptable outcomes of the applicable code is code assessable.		
Use	Level of Assessment	Assessment Criteria
Emergency Services	Exempt where undertaken by a public sector entity Code assessable where not exempt	The Gateway Business & Industry Park Code
Sport and Recreation Activities		
Indoor sport and recreation	Self assessable where complying with the self assessment criteria Code assessable where not self assessable	The Gateway Business & Industry Park Code
Park	Exempt	
Other Activities		
Major Electricity Infrastructure	Exempt where involving only installation or erection of a new transmission line within an existing easement in which a transmission line has already been erected Code assessable where not exempt	The Gateway Business & Industry Park Code
Substation	Exempt where: a) Involving only augmentation of an existing substation; and, b) There is no increase in height or proportion of the site utilised. Code assessable where not exempt	The Gateway Business & Industry Park Code
Telecommunications Facility	Exempt where involving only aerial cabling for broadband services Code assessable where not exempt	The Gateway Business & Industry Park Code
Utility Installation	Exempt where undertaken by a public sector entity	
	Code assessable where not undertaken by a public sector entity and not involving the following: a) Water supply or treatment plant; b) Sewerage treatment plant; c) Waste transfer station; and, d) Land fill.	The Gateway Business & Industry Park Code

Note: 1. For self assessable development only the acceptable outcomes of an applicable code apply ¹ . 2. Development identified in this table of assessment as self assessable that does not comply with the acceptable outcomes of the applicable code is code assessable.		
Use	Level of Assessment	Assessment Criteria
Other Defined Uses		
All other uses defined in Schedule 1 (Definitions)	Impact Assessable	
Undefined Uses		
Any use not defined in Schedule 1 (Definitions)	Impact Assessable	

4.4 Levels of assessment – Reconfiguring a Lot

31. The following tables identify the level of assessment for Reconfiguring a Lot.

Table 2 Level of Assessment – Reconfiguring a Lot

Development	Level of Assessment	Assessment Criteria
Reconfiguring a Lot if the <i>Sustainable Planning Regulation 2009</i> , schedule 4, table 3 applies.	Exempt	
All other Reconfiguring a Lot	Code assessable	The Gateway Business & Industry Park Code

4.5 Levels of assessment – Building Work

32. The following table identifies the level of assessment for Building Work not associated with a Material Change of Use.

Table 3 Level of Assessment – Building Work

Note - 1. For self assessable development only the acceptable outcomes of an applicable code apply ² . 2. Development identified in this table of assessment as self assessable that does not comply with the acceptable outcomes of the applicable code is code assessable.		
Development	Level of Assessment	Assessment Criteria
Building work	Exempt ³ if involving minor building work.	
	Self assessable ⁴ if the associated use achieves outcomes applicable to self assessable development.	The Gateway Business & Industry Park Code
	Code assessable if not otherwise specified above.	The Gateway Business & Industry Park Code

² Under section 236 of the Act, self assessable development must comply with applicable codes.

³ Building work that is exempt under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

⁴ Building work that is self assessable under the planning scheme may be assessable development under the *Building Regulation 2006* or other State legislation.

4.6 Levels of assessment – Operational Work

33. The following table identifies the level of assessment for Operational Work.

Table 4 Level of Assessment – Operational Work

Note - 1. For self assessable development only the acceptable outcomes of an applicable code apply ⁵ . 2. Development identified in this table of assessment as self assessable that does not comply with the acceptable outcomes of the applicable code is code assessable.		
Development	Level of Assessment	Assessment Criteria
Advertising Device	Self assessable where complying with the self assessment criteria Code assessable where not self assessable	The Gateway Business & Industry Park Code
Clearing	Code assessable	The Gateway Business & Industry Park Code
Operational Work involving water, sewer, stormwater, road works and/or landscaping work associated with Material Change of Use	Code assessable	The Gateway Business & Industry Park Code
Operational Work involving excavation or filling	Self assessable where complying with the self assessment criteria and involving excavating or otherwise removing less than 100m ³ of material. Code assessable where not self assessable	The Gateway Business & Industry Park Code
Operational work involving water, sewer, stormwater, road works and/or landscaping work associated with Reconfiguring a Lot	Code assessable	The Gateway Business & Industry Park Code

⁵ Under section 236 of the Act, self assessable development must comply with applicable codes.

4.7 Purpose and Overall Outcomes

34. The purpose of The Gateway Business & Industry Park Development Code is to provide predominately for a range of industrial activities and business uses that support industrial activities where they do not compromise the long-term use of the land for industrial purposes.
35. The purpose of the Code will be achieved through the following overall outcomes:
- Development provides for land uses and activities appropriate within The Gateway Business & Industry Park, including a use listed as a consistent use in **Table 5**;
 - Development protects the viability of existing and future business and industry from the intrusion of incompatible uses;
 - Development involves land uses and activities that are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land;
 - Development avoids or minimises noise and air emissions to meet noise and air quality criteria;
 - Development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including drainage problem, bushfire hazard and visual amenity, where applicable;
 - Reconfiguration of a Lot development provides for a range of lot sizes to cater for varying industrial needs and user requirements;
 - Industrial activities, non-industrial activities and business activities established in The Gateway Industry Park make a positive contribution to the image of the estate by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
 - Industrial activities, non-industrial activities and business activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
 - Development is located and designed to maximise the efficient extension and safe operation of infrastructure; and,
 - Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

Table 5 Consistent uses


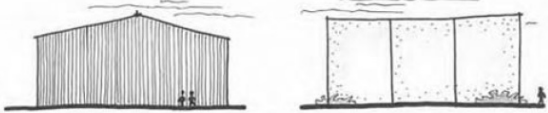
Consistent Uses	
Business Activities	<ul style="list-style-type: none"> • Agricultural supplies store • Bulk landscape supplies • Car Wash • Food and drink outlet (where not involving a drive-through facility) • Garden centre • Hardware and trade supplies • Outdoor sales • Sales office • Service industry • Veterinary services • Service Station
Industrial Activities	<ul style="list-style-type: none"> • Low impact industry • Marine industry • Research and technology industry • Service industry • Transport depot • Warehouse

	<ul style="list-style-type: none"> Medium Impact Industry
Rural Activities	<ul style="list-style-type: none"> Aquaculture Intensive horticulture Wholesale nursery
Community Activities	<ul style="list-style-type: none"> Crematorium Funeral Parlour Emergency Services
Sport and Recreation Activities	<ul style="list-style-type: none"> Indoor sport and recreation Park
Other Activities	<ul style="list-style-type: none"> Major Electricity Infrastructure Substation Telecommunications Facility Utility Installation

4.8 Assessment criteria

Table 6 Criteria for self assessable and assessable development

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
All Development in The Gateway Business & Industry Park	
<p>PO1</p> <p>All development in The Gateway Business & Industry Park contributes to the creation of high quality, attractive, environmentally responsible and sustainable business and industry park and provides for the following:</p> <ul style="list-style-type: none"> a) a range of low to medium intensity industrial activities that promotes economic investment and employment opportunities within the Capricorn Coast region; b) non-industrial activities, including <i>Food and drink outlets, Garden centres, Hardware and trade supplies, Service Stations</i> and <i>Veterinary services</i> may also be established, where they directly support or are compatible with the ongoing industrial land uses within the estate; c) development incorporates a site layout and building design that provides for the efficient and safe conduct of industrial and non-industrial activities and contributes to a well organised development that is attractive when viewed from the street; d) development is located, designed and operated in a manner that does not adversely impact on the amenity of surrounding premises or sensitive land uses, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety; e) development includes a use listed as a consistent uses in Table 5 Consistent uses – Balance Area. 	<p>No acceptable outcome provided.</p>
Built Form	
<p>PO2</p> <p>Development for a building:</p> <ul style="list-style-type: none"> a) Is of a scale and design which contributes positively to the visual character of the area, especially as seen from the street; b) Is easily accessible and legible; c) Is constructed with materials and finishes, which contribute to a high quality, attractive, professional business and industry park. Standard rural sheds and garages with no architectural variations are not supported. The use of rendered masonry, precast panels and variations in materials and finishes are encouraged (refer to example below); d) Designs and locates vehicle unloading and outdoor storage areas to be unobtrusive from the street; 	<p>AO3.1</p> <p>The site cover of all buildings and structures on the site does not exceed 75% of the total site area.</p> <p>AO3.2</p> <p>Buildings and structures have a maximum building height of 12 metres.</p> <p>AO3.3</p> <p>Development ensures that:</p> <ul style="list-style-type: none"> a) The main pedestrian entry to the building is: <ul style="list-style-type: none"> (i) easily identifiable; (ii) clearly visible;

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
<p>e) Provides for infrastructure and service requirements of future users including:</p> <ul style="list-style-type: none"> (i) Trade waste connections to sewer; (ii) Storage tanks; (iii) Refuse and recycling storage areas; (iv) Waste pre-treatment devices; (v) Other ancillary equipment; (vi) Car parking and manoeuvring areas. <p>Example for PO3 c)</p> <p>Appropriate Building Forms</p>  <p>Inappropriate Building Forms</p> 	<p>(iii) directly accessible from the street;</p> <p>b) The ground storey offices, display windows and entrance foyers are orientated towards the street frontage.</p> <p>AO3.4</p> <p>Buildings and structures are setback a minimum of:</p> <ul style="list-style-type: none"> a) 6 metres to the primary street frontage; b) 3 metres to the secondary street frontage; c) 3 metres to any side boundary, except where built to boundary; or, d) 3 metres to any rear boundary, except where adjoining a residential land use or residential zone, where the setback is to be 10 metres. <p>AO3.5</p> <p>Development provides street numbers and building and tenancy names, which are displayed at the ground storey and are clearly identifiable from the street.</p>
Landscaping	
<p>PO3</p> <p>Development provides landscaping and buffer areas:</p> <ul style="list-style-type: none"> a) In locations where planting will ameliorate the view of the development from major public vantage points, including, and importantly, from Yeppoon Road; b) To the site frontage which makes a positive contribution to the streetscape and incorporates bold landscape elements that complement the scale and bulk of the industrial form. 	<p>AO4.1</p> <p>Development provides landscaping which:</p> <ul style="list-style-type: none"> a) Covers a minimum of 3% of the site; b) Includes a landscaped strip along the site frontage with a minimum width of 2 metres; c) Provides tree planting to site frontages, which will achieve a canopy spread over 50% of the site frontage within 5 years of planting; and, d) Provides large trees and spreading ground covers in all landscape areas within the site. <p>AO4.2</p> <p>Where for an industrial or business activity, a minimum 20 metre vegetated buffer is provided to any adjoining or approved residential land use.</p> <p>AO4.3</p> <p>All fencing has a maximum height of 2.4 metres and comprise of black plastic coated cyclone fencing or black steel tubing. Three (3) strands of barbed wire are permissible but razor wire is not. Solid fencing may be</p>

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
	erected but must not be located on the front boundary. Solid side and rear boundary fencing is acceptable. Fences longer than 10 metres in length along the frontage have openings, gates, indentations or detailing to provide visual interests.
PO4 Development creates a socially, visually and physically amenable work environment.	AO5 An on-site recreation area is provided in a private location, removed from any noisy or odorous activities, that incorporates:- <ul style="list-style-type: none"> a) seating, tables and rubbish bins; b) protection from the weather; and c) safe access for all staff.
Environmental Performance	
PO5 Development ensure that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to, or have an unreasonable impact on, adjoining or nearby premises. Note—in addition to complying with the corresponding acceptable outcomes, development involving industry activities will need to comply with relevant environmental legislation including the <i>Environmental Protection Act 1994</i> and subordinate legislation.	AO6.1 Development achieves the environmental values and air quality objectives set out in the <i>Environmental Protection (Air) Policy</i> . AO6.2 Development achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the <i>Environment Protection (Noise) Policy</i> . AO6.3 The industrial use ensures that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards. AO6.4 Vibrations resulting from an industrial use do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz).
PO6 The industrial use ensures that stormwater does not contaminate surface water.	AO7.1 Areas where potentially contaminating substances are stored or used are fully enclosed and roofed

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
	<p>A07.2</p> <p>Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p>
<p>P07</p> <p>Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause:</p> <ul style="list-style-type: none"> a) A public health or safety hazard; or b) Environmental harm or nuisance. 	<p>A08.1</p> <p>No acceptable outcome provided.</p>
<p>P08</p> <p>Development is designed and constructed to prevent ground contamination.</p>	<p>A09</p> <p>Development ensures:</p> <ul style="list-style-type: none"> a) That there is no underground fuel storage on the site; or, b) Where involving storing and dispensing of petroleum, measures are implemented to provide for surface and groundwater protection.
<p>P09</p> <p>Development provides for the collection, treatment and disposal of all liquid waste such that:</p> <ul style="list-style-type: none"> a) There is no off-site release of contaminants; b) All wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and, c) There are no adverse impacts on the quality of surface water or groundwater resources. 	<p>No acceptable outcome provided.</p>
Infrastructure	
<p>P010</p> <p>Development within the Gateway Business & Industry Park is adequately connected to essential infrastructure and services.</p>	<p>A011.1</p> <p>Development is connected to the following services:</p> <ul style="list-style-type: none"> a) Reticulated water supply, which meets the stated standard of service for intended use and fire-fighting purposes; b) Reticulated sewerage; c) Electricity supply; and, d) Telecommunications. <p>A011.2</p> <p>Development design makes allowance for proposed and future infrastructure and servicing requirements, including where relevant:</p>

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
	<p>a) Refuse and recycling storage areas; b) Waste pre-treatment devices; c) Vehicle parking and manoeuvring areas; and d) Water recycling, retention and re-use infrastructure.</p> <p>AO11.3 Refuse storage areas are located behind the front building line and are screened from view from the street and adjoining residential uses by a 1.8 metre high solid screen fence.</p>
Stormwater Management	
<p>PO11 Development is designed and constructed to prevent the emission of contaminants to surface water or groundwater.</p>	<p>AO12 Development ensures that liquid or solid wastes, other than stormwater, are not discharged to land or waters.</p>
Drainage	
<p>PO12 Development is designed to avoid and minimise the risk of flood to the natural or built environment or human health or safety.</p>	<p>AO13 Development levels are set above the design flood level to reduce property damage and, where applicable, ensure public safety.</p>
Access and Parking	
<p>PO13 Development is provided with an on-site parking and movement system designed, which provides for the following:</p> <ul style="list-style-type: none"> a) Is constructed to be integrated with the site layout including direct access to a road capable of providing a level of service required to accommodate traffic generated by the use; b) Appropriately designed footpath crossovers; c) Provision for safe pedestrian movement between public footpath and facility entry points; and d) Accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; e) Facilitate non-discriminatory accessibility; f) Provide for safe and efficient loading and unloading of goods; g) Allow for vehicle queuing necessary for the use. 	<p>AO14 Development provides for on-site vehicle and motorcycle parking spaces and service vehicles requirements outlined within Table 8 Vehicle and Motorcycle Parking and Servicing requirements.</p>
<p>PO14 Development:</p> <ul style="list-style-type: none"> a) Is provided with adequate vehicle access to service the uses proposed for the site, including a safe and easily accessible vehicle movement layout; and, b) Does not gain direct access to Yeppoon Road. 	<p>AO15.1 Development does not gain direct access to Yeppoon Road.</p> <p>AO15.2 Development provides for all vehicles, including servicing and waste disposal vehicles, to enter and exit the site in forward gear.</p>

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
	<p>AO15.3</p> <p>Access driveways, internal circulation and manoeuvring areas, and on-site car parking are designed and constructed in accordance with AS2890 Parking facilities – Off-street car parking.</p>
Safety and Security	
<p>PO15</p> <p>Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.</p>	<p>AO16</p> <p>Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <ul style="list-style-type: none"> a) Facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b) Defining different uses and public and private ownerships through design and restricting access from non-residential uses into private residential dwellings; c) Promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d) Ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; e) Including way-finding cues; and, f) Minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets and communal areas.
Bushfire Hazard	
<p>PO16</p> <p>Development is sited and managed to avoid and minimise the risk of bushfire to the natural or built environment or human health or safety.</p>	<p>AO17.1</p> <p>Public safety, lives and property are not placed at unacceptable levels of risk as a result of bushfire hazard.</p> <p>AO17.2</p> <p>Development is sited and designed to minimise bushfire risk having regard to:</p> <ul style="list-style-type: none"> a) Aspect; b) Elevation; c) Slope; and, d) Vegetation.

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
	<p>AO17.3 A sufficient supply of water is available for fire fighting purposes.</p> <p>AO17.4 Road layouts facilitate easy and safe movement in the event of encroaching fire and provide for alternative safe access if one direction is blocked in the event of fire.</p>
All development adjoining Yeppoon Road	
<p>PO17 Development:</p> <ul style="list-style-type: none"> a) Is integrated with natural features and characteristics of the site to minimise any adverse effects on the environment and landscape; b) Vegetation is retained where appropriate so as to enhance the visual amenity of site; c) Development is not visually detractive when viewed from Yeppoon Road in terms of: <ul style="list-style-type: none"> (i) Scarring by exposed earthworks; or (ii) Canopy removal on hilltops, prominent headlands, ridges and hillslopes; or (iii) Modification of the natural environment, which dominates the landscape. 	<p>AO18.1 Clearing, which is not in association with assessable site development, is inconsistent development.</p> <p>AO18.2 Earthworks do not result in batter slopes that:</p> <ul style="list-style-type: none"> a) Have a vertical height greater than 3 metres; or b) Are steeper than 25%. <p>AO18.3 Earthworks and buildings are not located:</p> <ul style="list-style-type: none"> a) Across or result in the redirection of watercourses and natural drainage lines; or b) To require the removal of vegetation, which defines watercourses and natural drainage lines. <p>AO18.4 Buildings and structures are constructed primarily of non-reflective materials or if reflective materials form part of a building or structure, the level of light reflectivity of the material is not greater than 10%.</p>
Business Activities	
Car Wash & Service Station	
<p>PO18 The site is configured to accommodate the building(s), other structures, vehicle access and movement areas, and landscaping.</p>	<p>AO19 The Car Wash and/or Service Station provides for the following:</p> <ul style="list-style-type: none"> a) The site has an area of at least 1,500m² and a frontage of not less than: <ul style="list-style-type: none"> (i) 40 metres where the site is not a corner site, or, (ii) 36 metres otherwise.

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
	b) Two vehicle crossings, each between 6 and 9 metres in width, are provided and not closer than 9 metres to: <ul style="list-style-type: none"> (i) Any other vehicle crossing, or (ii) Any road intersection.
PO19 Fuel pumps and inlets to bulk storage tanks located to minimise the risk of a dangerous occurrence.	AO20 Development for a Service Station provides for the following: <ul style="list-style-type: none"> a) Fuel pumps and inlets are located in accordance with <i>AS1940–1993: The storage and handling of flammable and combustible liquids</i>; and, b) Inlets are located no closer than 5 metres to any boundary of the site.
PO20 Customer air and water facilities and automatic car washing facilities located appropriately.	AO21 Facilities are situated within the site but not closer than 5 metres to any boundary of the site.
PO21 Retailing of products and/or services not directly associated with maintenance of motor vehicles remains subservient to the primary service station use.	AO22 The floor area for ancillary retailing does not exceed 300m ² .
Food and Drink Outlet	
PO22 Development for a Food and Drink Outlet: <ul style="list-style-type: none"> a) Is in a highly accessible location; b) Does not contribute to strip development along Yeppoon Road; c) Must not introduce non-local traffic into local roads; d) Does not create a business centre through a clustering of small non-industrial uses; and, e) Does not result or contribute to the creation of a business centre through development of multiple small non-industrial uses. 	AO23.1 Development on a site for a Food and Drink Outlet does not gain access from Yeppoon Road and only includes a drive-through facility, where co-located with a service station use. AO23.2 Development is not located on a site that adjoins an existing or approved Food and Drink Outlet.
PO23 Development is low key in scale, nature and employment and of an appropriate size to serve the needs of the local workforce.	AO24 Development for a Food and Drink Outlet has a maximum GFA of 250m ² .
Sales Office	
PO24	No acceptable outcome provided.

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
The duration of the use of premises for a sales office does not extend beyond a reasonable period required to construct and complete sales within The Gateway Business & Industry Park.	
PO25 The hours of operation of the Sales Office does not adversely affect the operations of nearby industrial development.	AO26 The hours of operation of the Sales Office do not commence before 8.00am or extend later than 6.00pm.
All Industrial Activities	
PO26 Industrial activities operate at times that do not create nuisance to surrounding development.	AO27 Hours of operation for industrial land uses are restricted to between 7.00am and 6.00pm Mondays to Saturdays, with no operations on Sundays or public holidays.
PO27 Any office and administration functions and retail sales conducted on the site are ancillary to the industrial use.	AO28.1 The area used for office and administration functions is limited to 200m ² or 10% of the GFA of the premises, whichever is the lesser. AO28.2 On-site retail sales of goods on the premises, including display areas, are limited to a GFA of 200m ² or 10% of the GFA of the premises, whichever is the lesser.
Reconfiguring a Lot	
Estate Design	
PO28 Any office and administration functions and retail sales conducted on the site are ancillary to the industrial use. Development provides for a lot layout, land use and infrastructure configuration that:- <ul style="list-style-type: none"> a) Provides for an efficient land use pattern; b) Effectively connects and integrates the site with existing or planned development on adjoining sites; c) Provides for the safe and efficient movement of pedestrians, cyclists, public transport and private motor vehicles in that order of priority; d) Creates legible and interconnected movement and open space networks; e) Provides defined edges to public open space and avoids direct interface between public open space and freehold lots; f) Provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; g) Accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; h) Avoids the use of cul-de-sac; and, 	AO29 Development occurs in accordance with Figure 1 Plan of Development.

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
i) Avoids the sporadic or out-of sequence creation of lots.	
Lot Size and Configuration	
<p>PO29</p> <p>Development provides for the size and dimensions of lots to:</p> <ul style="list-style-type: none"> a) Be compatible with the preferred character of The Gateway Business & Industry Park as specified in this Code; b) Facilitate the integration of industrial development with other adjacent industrial development and the transport network elements intended for industrial traffic; and, c) Ensure that land is not subdivided or fragmented into unviable lot sizes. 	<p>AO30</p> <p>Newly created lots have minimum lot sizes and lot dimensions as follows:</p> <ul style="list-style-type: none"> a) 1,000m² minimum lot size; and, b) 20 metres minimum frontage.
<p>PO30</p> <p>Development provides that the rearrangement of lot boundaries:</p> <ul style="list-style-type: none"> a) Does not result in the creation, or in the potential creation of, additional lots; and, b) Is an improvement on the existing situation. 	<p>AO31</p> <p>The rearrangement of lot boundaries results in an improvement to the existing situation and at least one of the following is achieved:</p> <ul style="list-style-type: none"> a) The rearrangement of lots remedies an existing boundary encroachment by a building or areas; b) The rearranged lots will be made more regular in shape; c) Access is provided to a lot that previously had no access or an unsuitable access; and, d) The rearranged lots better meet the overall outcomes for the in which the site is situated.
Services	
<p>PO31</p> <p>Development provides that each lot is provided with appropriate development infrastructure and services commensurate with the nature and location of the subdivision.</p>	<p>AO32</p> <p>Development is provided with the following works, which are constructed to the applicable design standard for comparable new subdivision requirements:</p> <ul style="list-style-type: none"> a) Concrete kerb and channel; b) Paved roadway; c) A constructed walkway or repair of any damage to any walkway caused by construction or operational activities; d) Drainage works; e) Services conduits. <p>New lots are connected to:</p> <ul style="list-style-type: none"> a) The reticulated water supply infrastructure network; b) The reticulated sewerage infrastructure networks;

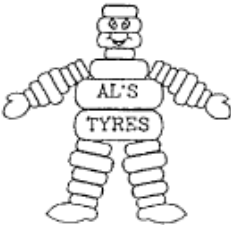
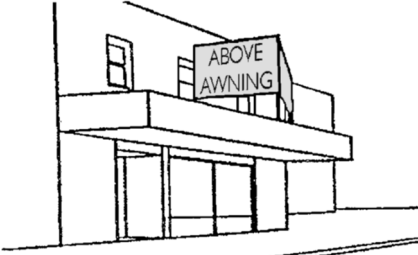
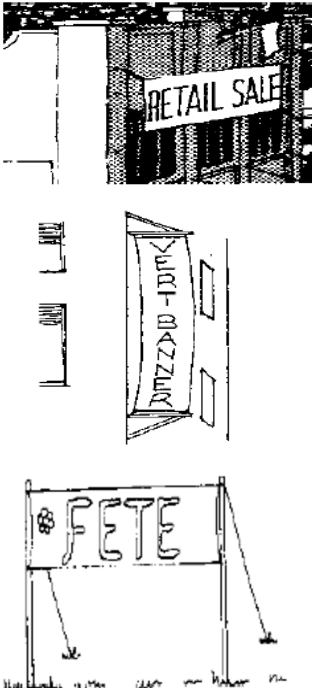
Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
	c) The reticulated electricity infrastructure network; and d) Where available, a high speed telecommunications infrastructure network.
All Operational Works	
PO32 Roads, water supply, sewerage, drainage, open space, conservation and community facilities infrastructure must be available to service development within The Gateway Business & Industry Park.	A033 Works, including works for reconfiguring of a lot within The Gateway Industry Park are to be undertaken in accordance with: <ul style="list-style-type: none"> a) The relevant parts of the Capricorn Municipal Development Manual; b) The Queensland Urban Drainage Manual (latest edition as amended) for urban drainage; c) The Manual of Uniform Traffic Control Devices and Road Planning and Design Manual; and, d) Other Council requirements and local laws.
Operational Works (Filling and Excavation)	
PO33 Filling or excavation: <ul style="list-style-type: none"> a) Does not cause environmental harm; b) Does not impact adversely on visual amenity or privacy; c) Maintains natural landforms as far as possible; d) Provides for remediated soil conditions to support the successful establishment of landscapes; and, e) Is stable in both the short and long term. 	A034 Development provides that: <ul style="list-style-type: none"> a) On sites with a slope of 15% or more, the extent of excavation (cut) and fill does not involve a total change of more than 1.5 metres relative to the natural ground level at any point or in other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1 metre relative to the natural ground level at any point; b) No part of any cut or fill batter is within 1.5 metres of any property boundary, except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation; c) Retaining walls are no greater than 1 metre high; d) Retaining walls are constructed a minimum 150mm from property boundaries; e) All stored material is: <ul style="list-style-type: none"> (i) Contained wholly within the site; (ii) Located in a single manageable area that does not exceed 50m²; and, (iii) Located at least 10 metres from any property boundary;

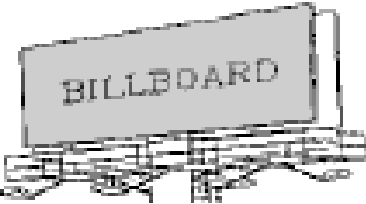
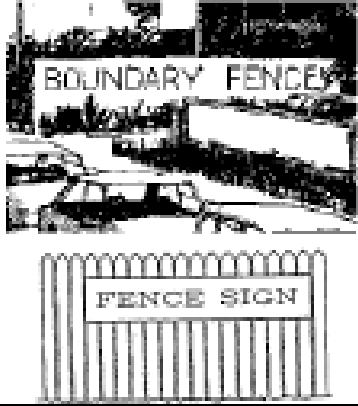
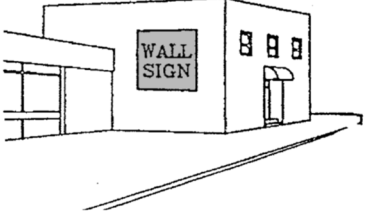

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
	f) Topsoil is harvested, stockpiled, remediated and reused in a manner that supports achievement of site specific vegetation performance objectives; and, g) Any batter or retaining wall is structurally adequate.
PO34 Filling or excavation does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.	AO35 Development provides that: a) No contaminated material is used as fill; b) For excavation, no contaminated material is excavated or contaminant disturbed; and c) Waste materials are not used as fill, including: (i) Commercial waste; (ii) Construction/demolition waste; (iii) Domestic waste; (iv) Garden/vegetation waste; and (v) Industrial waste.
PO35 Filling or excavation does not cause significant impacts through truck movements, dust or noise, on the amenity of the locality in which the works are undertaken or along routes taken to transport the material.	No acceptable outcome provided.
PO36 The transportation of materials in association with filling or excavation activities minimises adverse impacts on the road system.	No acceptable outcome provided.
Operational Works for Clearing	
PO37 Development: a) Protects the nature conservation values and water quality of watercourses, wetlands, lakes and springs from degradation; b) Viable networks of habitat are protected from damage or destruction which may lessen their value to sustain wildlife; c) Watercourses and adjacent habitat are protected in terms of: (i) Minimising erosion and slumping; (ii) Retaining vegetation to provide for the natural filtering of sediments, nutrients and other pollutants prior to discharge; and, (iii) Adverse impacts on the aquatic habitat. d) Vegetation removal does not result in land degradation as a result of: (i) Erosion, particularly top soils;	No acceptable outcome provided.

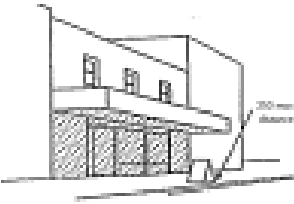



Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
(ii) Reduction in the fertility of the soil; or (iii) Changes in the water table which increase surface wetness or salinity.	
Advertising Devices	
PO38 Signs do not create visual clutter or visually dominate Yeppoon Road, any internal estate roads or the built form with the estate.	AO39 The total number of signs on a site is limited to: a) For a Business or Industrial Activity: (i) Directional signs; (ii) A single wall or fascia sign per tenancy or if a development comprising multiple tenancies, a single pylon sign per site; and, (iii) An awning sign per tenancy. b) For all other uses: (i) Directional signs; (ii) A single fascia, wall or over awning sign per tenancy.
PO39 Advertising Devices: a) Are designed and constructed of materials, which complement the material used in the buildings on the site; b) Are consistent with the scale and integrated with the design of buildings and other works on the site and the locality and contribute to the character and amenity of the streetscape; c) Are sited on premises to: (i) Avoid confusion with traffic signs, or reduction in their visibility or conspicuous nature; (ii) Avoid hazards to vehicular or pedestrian traffic due to their location or illumination; and, (iii) Assist with identification purposes rather than advertising.	AO40.1 Advertising devices comply with the Acceptable Outcomes provided in Error! Reference source not found.. AO40.2 Advertising devices are designed to comply with the following outcomes: a) Wording is limited to provide for the : (i) Name of the business occupying the premises; and; (ii) Location of the premises; and (iii) Nature of the business; and (iv) Products manufactured or sold by the business premises; and, (v) Contact details for the business; b) Advertising Devices are located at the front façade or within the frontage setback of a building; c) No advertising devices are to exceed the height of the roof line of a building located on the subject land; and

Performance Outcomes	Acceptable Outcomes and Self Assessment Criteria
	d) The maximum Total Sign Face Area for any premises is limited to the higher of the areas calculated using the Boundary Length Method (refer to Table 10).

Table 6 Acceptable Outcomes for All Sign Types

Sign Type	Acceptable Outcomes and Self Assessment Criteria
<p>3-Dimensional Sign</p> 	<ul style="list-style-type: none"> (a) There is only 1 (one) 3-Dimensional Sign on any premises; and (b) Any sign only advertises a product or service available on the premises on which it is displayed; and (c) The sign has a maximum height of 12 metres.
<p>Above Awning Sign</p> 	<p>NOT PREFERRED.</p>
<p>Banner Sign</p> 	<ul style="list-style-type: none"> (a) The sign face area does not exceed 8m²; and (b) The sign is displayed for short term promotions only (i.e. Discount sales, fetes, etc) with the period of advertising not exceeding 1 month in any 3 month period; and (c) Only one (1) sign is displayed on any one street frontage per premises; and (d) The sign is located only on the premises being advertised; and (e) Adequate air holes are provided to enable the sign to withstand normal wind conditions and to prevent unnecessary forces acting on the supporting structure.

<p>Billboard Sign</p> 	<p>NOT PREFERRED.</p>
<p>Fence Sign</p> 	<ul style="list-style-type: none"> (a) the sign face area of the sign does not exceed 3m²; and (b) the sign is no greater than 1 metre in height; and (c) the sign is flush with the fence and the top edge of the sign does not extend above the height of the fence at the location along the fence where the sign is affixed.
<p>Flush Wall Sign</p> 	<ul style="list-style-type: none"> (a) the sign face area of the sign does not exceed 3m²; and (b) the sign is located only on a part of a wall that is otherwise blank and the sign does not cover any opening (eg. window) or building design element (eg. finery, articulated brickwork, etc); and (c) the sign projects a maximum of 12mm from the wall; and (d) the sign does not project beyond the property boundary; and (e) the sign does not project above the eaves or parapet of the wall or the external edges of the building element to which it is applied to.
<p>Footpath Real Estate Sign</p> 	<p>No Requirements.</p> <p><i>Note. The sign will need approval to be located in the road reserve by the Council in an approval issued under the Council's Local Law and will need to be in accordance with any conditions attached to an approval issued under the Local Law.</i></p>

<p>Footpath Sign</p> 	<p>No Requirements.</p> <p><i>Note. The sign will need approval to be located in the road reserve by the Council in an approval issued under the Council's Local Law and will need to be in accordance with any conditions attached to an approval issued under the Local Law.</i></p>
<p>Ground Sign</p> 	<ul style="list-style-type: none"> (a) the sign face area is a maximum of 4m²; and (b) the sign has a maximum height of 1.5m above the finished ground level; and (c) only one (1) sign is erected per premises.
<p>Information Board Sign</p> 	<ul style="list-style-type: none"> (a) the dimensions of the sign do not exceed 2 metres in height and 1.5 metres in width; and (b) for any sign not located within road reserve, the sign is located within 1.5 metres of a common boundary between the land and road reserve in order that the sign is visible from public space (unless the signage is providing directions within a site and is therefore located wherever necessary within the site), and (c) any sign located within road reserve does not obstruct pedestrian or vehicular movements as well as access to infrastructure within the road reserve;
<p>Mobile Sign</p> 	<p>NOT PREFERRED.</p>

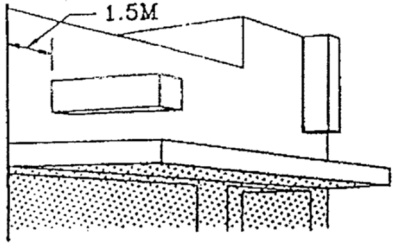
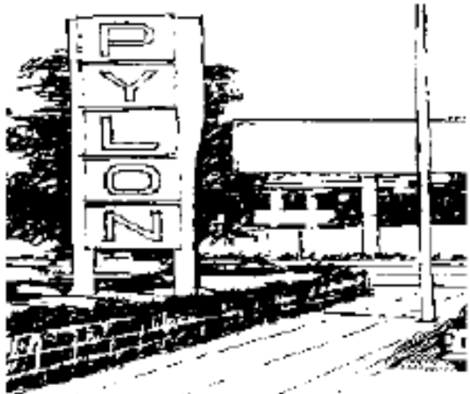

<p>Projecting Sign</p> 	<p>(a) the sign is located at a minimum clearance of 3m above the surface level of the ground or footpath; and</p> <p>(b) the sign is located no closer than 1.5m to an adjoining allotment boundary; and</p> <p>(c) the sign;</p> <ol style="list-style-type: none"> is located no closer than 500mm from the kerb alignment with a maximum vertical dimension of 600mm; or does not exceed a vertical dimension of 7.5 metres with a maximum width of 750mm; and <p>(d) the sign does not project above the roof line of the building.</p> <p><i>Note. A combination of C(i) and C(ii) is not permitted as they are mutually exclusive of each other as Acceptable Solutions.</i></p>
<p>Pylon Sign</p> 	<p>(a) the sign face area does not exceed 18m² per side; and</p> <p>(b) the sign is supported on single or multiple pylons to avoid unsightly back bracing; and</p> <p>(c) the area below the sign is landscaped with plants that have a mature height less than the height of the bottom of the sign above ground; and</p> <p>(d) regardless of whether the pylon sign is for first party or third party signage, there is a separation distance between pylon signs of at least 50 metres.</p>
<p>Sign Written Roof Sign</p> 	<p>NOT PREFERRED.</p>

Table 7 Boundary Length Method for Calculation Signage Area

Boundary Length Method
<p>The Boundary Length Method is based on the length of the site fronting the street on which the advertising sign is to be located.</p> <p>Under this method the Total Sign Face Area (TSFA) is calculated as follows:</p> <p>TSFA = Length of Site Frontage x 1sqm</p> <p><i>Note. If on a corner that has been truncated, measure from the point created by extending both property boundaries facing the street through each other as if there never had been a truncation</i></p>

Table 8 Vehicle and Motorcycle Parking and Servicing requirements

Land Use	Minimum Car Parking Requirement	On-site Queuing and/or Set-down/Pick-up Facility	Minimum Service Vehicle Space Provision
Business Activities			
Agricultural Supplies Store Bulk Landscape Supplies Garden Centre Hardware and Trade Supplies Outdoor Sales	1 space per 300m ² of site area with a minimum of 6 spaces	Not required	AV
Car Wash	2 spaces	For vehicles awaiting use of washing bays – queuing space within the site for 4 vehicles for each washing bay	Not required
Food and Drink Outlet	12 spaces per 100m ² GFA	Not required	SRV
Service Station	6 spaces per 100m ² GFA	For vehicles awaiting use of bowzers – queuing space within the site for 1 vehicle per bowser	AV
Veterinary Services	4 spaces per 100m ² GFA	Not required	Not required

Industrial Activities				
Low impact industry	1 space per 50m ² of GFA or 1 space per 200m ² of site area or 4 spaces per tenancy, whichever is greater	Not required	AV, if site has an area of ≥2,000m ² . Otherwise, HRV.	
Marine industry Medium Impact Industry Research and technology industry Service industry	1 space per 70m ² GFA or 1 space for every 2 employees at the time of peak accumulation (two heaviest overlapping shifts), whichever is the greater.	Not required	AV, if site has an area of ≥2,000m ² . Otherwise, HRV	
Transport depot	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use	Not required	HRV	
Warehouse	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use	Not required	AV	
Rural Activities				
Aquaculture Intensive horticulture Wholesale nursery	1 space per 100m ² GFA	Not required	AV	
Community Activities				
Crematorium Funeral parlour	10 spaces per 100m ² GFA		SRV	
Sport and Recreation Activities				
Indoor sport and recreation	Amusement centres	1 space per 20m ² GFA	Not required	Sufficient space to accommodate the largest service vehicle likely to visit the site
	Cinemas/ theatres	1 space per 8 seats		
	Licensed or unlicensed clubs	1 space per 15m ² GFA		
	Basketball, volleyball,	4 spaces per court		

	netball courts			
	Bowling alley	3 spaces per alley		
	Gymnasium	1 space per 20m ² GFA		
	Indoor cricket	15 spaces per pitch		
	Skating rinks	1 space per 20m ² GFA plus a set down and pickup area		
	Squash/ badminton courts	4 spaces per court		
Other Activities				
All other uses not listed	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.		Not required	Not required

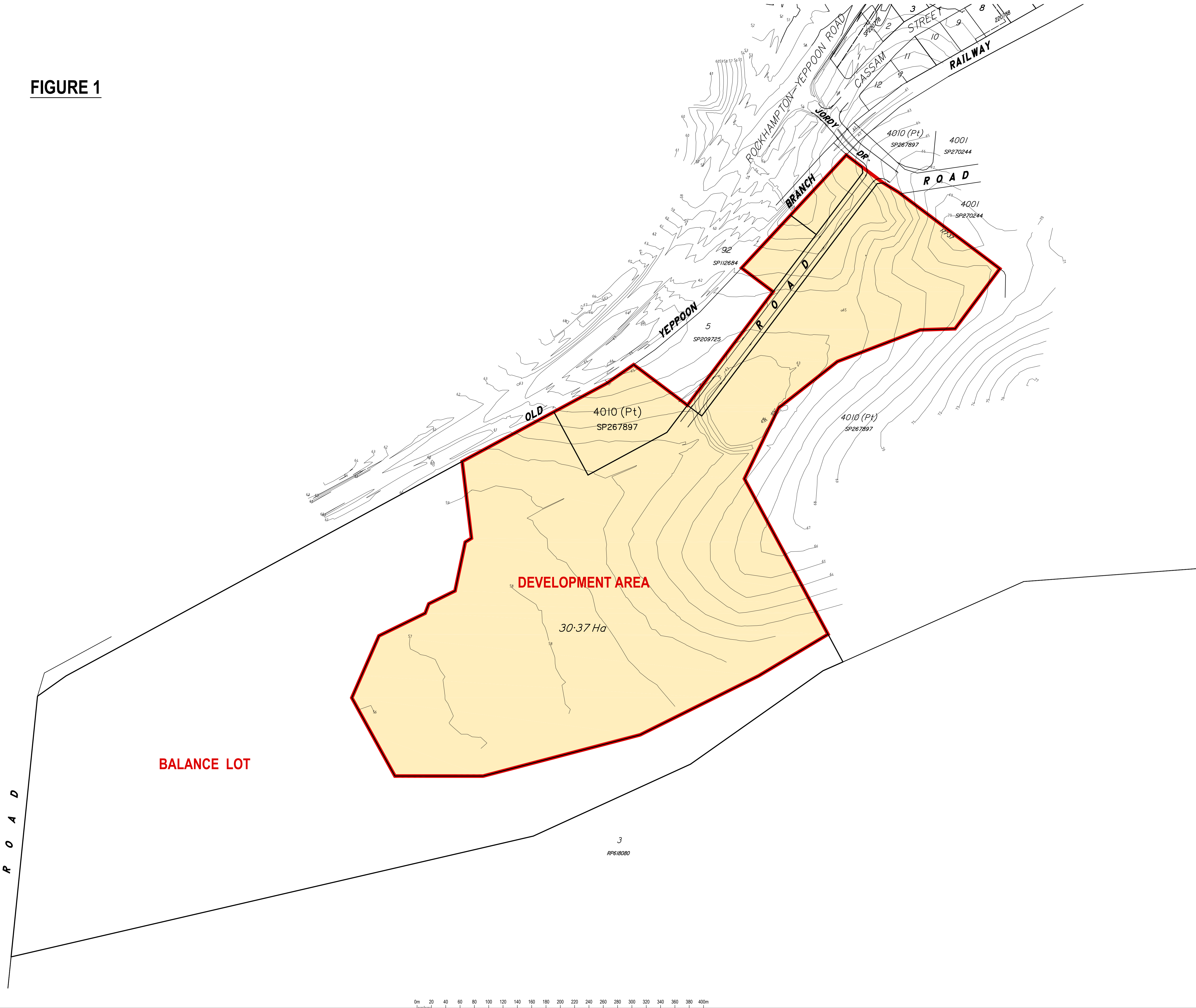
Where:

SRV = small rigid vehicle; **HRV** = heavy rigid vehicle; **AV** = articulated vehicle for which minimum loading/standing bay dimensions are as follows:

Vehicle Type	Width (metres)	Length (metres)	Vertical Clearance (metres)
SRV	3.5	7.0	3.5
HRV	3.5	11.0	4.5
AV	3.5	17.5	4.5

Figure 1 Plan of Development (5910-08-POD Rev B)

FIGURE 1



IMPORTANT NOTE

This plan was prepared to accompany a reconfiguration of a lot application to Livingstone Shire Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client

Livingstone Shire Council

project

The Gateway
Hidden Valley

plan of

Plan of Development

rp'd

Lot 5000 on SP230276 and
Part of Lot 4010 on SP267897
Parish of Hewittville
County of Livingstone

lga

Livingstone Shire Council

rev	date	details	authorised
A	23-01-2015	Initial Issue	RJKF
B	27-03-2018	Overall development area amended	RJKF

created



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datum
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revision
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Schedule 1 Definitions

36. The following table lists the terms of development that are relevant to The Gateway Business & Industry Park and Development Code. The following definitions have been adopted in accordance with the *Queensland Planning Provisions* (QPPs), Version 3.1.

Use	Definition	Examples include	Does not include the following examples
Agricultural Supplies Store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales, wholesale nursery
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bulk Landscape Supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's Accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises		Dwelling house
Car Wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Community Use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub, entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Emergency Services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Extractive Industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	

Food and Drink Outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Funeral Parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden Centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary Food and Drink Outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware And Trade Supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
High Impact Industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> • Potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • Potential for significant offsite impacts in the event of fire, explosion or toxic release; • Generates high traffic flows in the context of the locality or the road network; • Generates a significant demand on the local infrastructure network; • The use may involve night time and outdoor activities; and, • Onsite controls are required for emissions and dangerous goods risks. 	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Indoor Sport and Recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash	Cinema, hotel, nightclub entertainment facility, theatre

		courts, enclosed tennis courts	
Low Impact Industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • Negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • Minimal traffic generation and heavy-vehicle usage; • Demands imposed upon the local infrastructure network consistent with surrounding uses; • The use generally operates during the day (e.g. 7am to 6pm); • Offsite impacts from storage of dangerous goods are negligible; and, • The use is primarily undertaken indoors. 	Repairing motor vehicles, fitting and turning workshop	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major Electricity Infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i> . The use may include ancillary telecommunication facilities.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Marine Industry	Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. The use may include the provision of fuel and disposal of waste.	Boat building, boat storage, dry dock	Marina
Medium Impact Industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise 	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p><i>Note—additional examples may be shown in SC1.1.2 industry thresholds.</i></p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

	<ul style="list-style-type: none"> potential for noticeable offsite impacts in the event of fire, explosion or toxic release generates high traffic flows in the context of the locality or the road network generates an elevated demand on the local infrastructure network onsite controls are required for emissions and dangerous goods risks the use is primarily undertaken indoors evening or night activities are undertaken indoors and not outdoors. 		
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> business or professional advice service of goods that are not physically on the premises office based administrative functions of an organisation. 	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor Sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking Station	<p>Premises used for parking vehicles where the parking is not ancillary to another use.</p>	Car park, 'park and ride', bicycle parking	
Renewable Energy Facility	<p>Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.</p>	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site

Research and Technology Industry	<p>Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Rural Industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery abattoir, agricultural supply store
Sales Office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	Display dwelling	Bank, office
Service Industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, Laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service Station	<p>Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.</p> <p>The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.</p>		Car wash
Special Industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> Potential for extreme impacts on sensitive land uses due to offsite 	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers.	Low impact industry, medium impact industry, high impact industry, service industry

	<p>emissions including aerosol, fume, particle, smoke, odour and noise;</p> <ul style="list-style-type: none"> • Potential for extreme offsite impacts in the event of fire, explosion or toxic release; • Onsite controls are required for emissions and dangerous goods risks; • The use generally involves night time and outdoor activities; • The use may involve the storage and handling of large volumes of dangerous goods; and, • Requires significant separation from non-industrial uses. 		
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> • Converting or transforming electrical energy from one voltage to another; • Regulating voltage in an electrical circuit; • Controlling electrical circuits; • Switching electrical current between circuits; • A switchyard; or, • Communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications Facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low- impact telecommunications facility' as defined under the Telecommunications Act 1997
Transport Depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility Installation	<p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> • Supply or treatment of water, hydraulic power or gas; • Sewerage, drainage or stormwater services; 	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot

	<ul style="list-style-type: none"> • Transport services including road, rail or water; • Waste management facilities; or, • Network infrastructure. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>		
Veterinary Services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale Nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk landscape supplies, garden centre

37. Administrative terms used in this Development Document are to take the meaning in accordance with administrative definitions of the *Queensland Planning Provisions* (QPPs), Version 3.1.