“Redlands Business Park”

German Church Road Integrated Employment Centre

PLAN OF DEVELOPMENT

Version 1.8, dated 18 December 2013

for

Land Situated at the Corner of German Church Road and Cleveland – Redland Bay Road, Redland Bay

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1.0 PURPOSE AND APPLICATION OF PLAN OF DEVELOPMENT (POD)

This report relates to the Preliminary Approval for a Material Change of Use – Integrated Employment Centre (Preliminary Approval Overriding the Planning Scheme), on land situated at the corner of German Church Road and Cleveland – Redland Bay Road, Redland Bay, herein referred to as the Integrated Employment Centre.

The land is described as Lots 1-19, 23-31, 35-39, 80, 801 & 900 on SP210923 and Lots 1-8 & 100 on SP 219201.

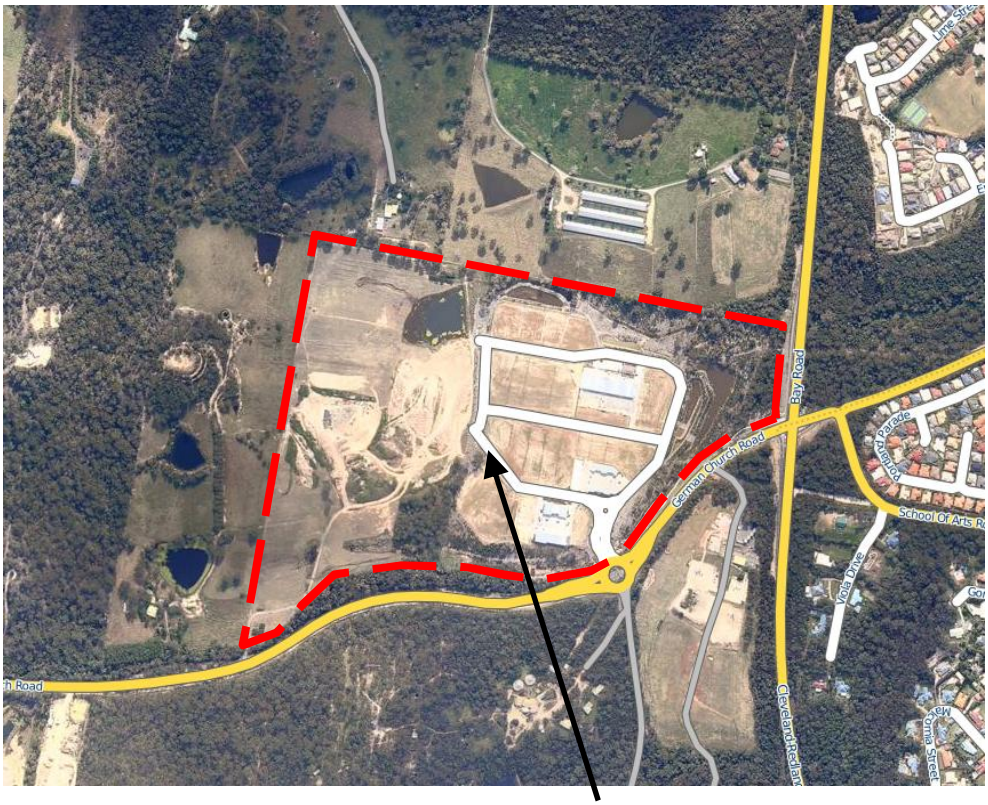


Figure 1: Aerial Photo Subject Site

This report has been prepared to assist the planning processes and comprises a Plan of Development (POD) outlining the intent of identified areas within the Integrated Employment Centre and associated level of assessment and assessment criteria for a range of potential uses.

The purpose of this POD is to define the:

- Vision and desired environmental outcomes for the Integrated Employment Centre
- Precinct plan and intents for each precinct
- Level of assessment requirements
- Provisions by which assessment of future applications will be considered

1.0.1 Relationship to SPA and Redlands Planning Scheme

For the purpose of this POD, reference to the Redlands Planning Scheme means the scheme adopted in 2006, as amended from time to time.

For the purposes of Section 242 of the *Sustainable Planning Act 2009* (SPA), section 2.0 (Level of Assessment) of this POD overrides the Redlands Planning Scheme.

1.0.2 Application of the POD

This POD is supported by a Structure Plan approved by the Redland City Council.

The POD applies to development applications over the site, and is intended to prevail over the provisions of the Redlands Planning Scheme to the extent of any inconsistency between the two documents.

Where the POD does not contain specific requirements for a proposal, development would otherwise be required to comply with the provisions of the Redlands Planning Scheme. With the introduction of the Structure Plan the Redland Planning Scheme Overlays are deemed to have been addressed.

For administrative terms and uses sited in the POD, refer to Schedule 3 – Dictionary under the Redlands Planning Scheme.

The POD incorporates the Integrated Employment Centre Code. The balance of codes referred in the POD are included in the Redlands Planning Scheme, which is accessible on Council's website at www.redland.qld.gov.au or in hard copy at Council's Customer Service Centres.

Compliance Assessment does not apply to Self-assessable development identified within this POD. Where development, documents or works require approval by the Redlands Business Park Design Assessment Panel, these are to be certified by a suitably qualified person where relevant i.e. a Registered Professional Engineer of Queensland (RPEQ).

1.1 PRECINCT PLAN AND SUMMARY MATRIX

The POD includes a Precinct Plan (Figure 2) which assists to identify level of assessment and apply future Design Outcomes and is supported by the Precinct Intent statements (Table 1.1).

The Precinct Plan and Precinct Intents are supplemented by a Summary Matrix (Table 1.2) which provides an overview of key matters relevant to each precinct as follows:

1.1.1 Precinct Name and Intent

The intent of each precinct provides a policy statement outlining the desired future outcome for that specific precinct.

1.1.2 Proposed Land Use

This column in Table 1.2 outlines the proposed land use for each precinct, acknowledging that some flexibility may be required in future interpretation, to accommodate the changing circumstances underpinning the employment industry, and supporting legislation.

1.1.3 Preferred Building Types

This column in Table 1.2 outlines the preferred building types within each precinct. The range of building types envisaged within each precinct further supports the principles of employment diversity and choice envisaged through the project objectives.

1.1.4 Plan of Development Summary Matrix

The purpose of this summary table is to provide an overview of the key development provisions to guide future development applications over the site. The table should be read in conjunction with other parts of the Plan of Development.

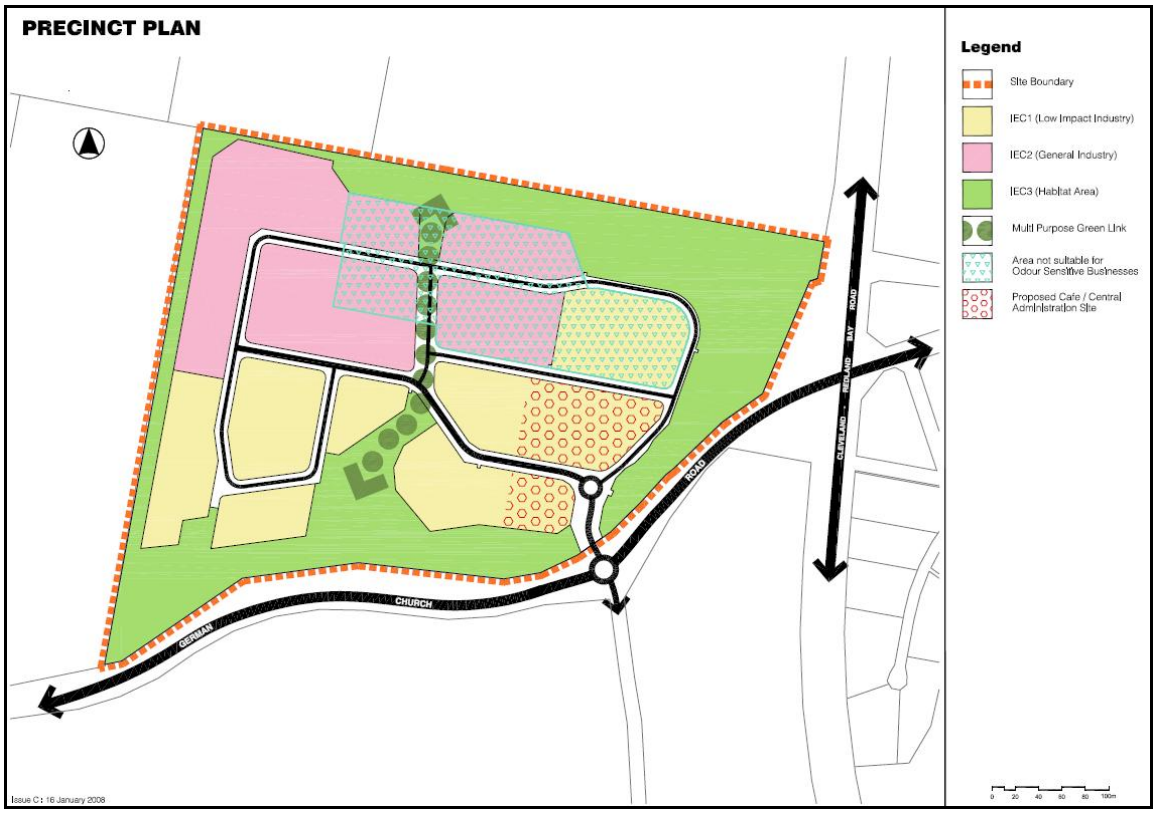


Figure 2: Precinct Plan. A scaled version of this drawing is attached at Attachment A

Table 1.1 Precinct Intent

PRECINCT	INTENT
IEC 1	To provide employment choice through the provision of self-assessable and/or code assessable uses identified in the Material Change of Use Table of Assessment for this Precinct, which ensure potential impacts external to the site can be adequately mitigated.
IEC 2	To provide employment choice through the provision of self-assessable and/or code assessable development identified in the material Change of Use Table of Assessment for this Precinct and through the provision of impact assessment for potentially higher impact uses that are not specifically identified in the Material Change of Use Table of Assessment for this Precinct.
IEC 3	To ensure protection of significant ecological features on the site which provide habitat for significant flora and fauna; to act as a wildlife corridor to nearby remnant vegetation; and facilitate a suitable buffer and transition area to surrounding lands.

Table 1.2 Proposed Land Use and Preferred Building Type

PRECINCT	PROPOSED LAND USE	PREFERRED BUILDING TYPE
IEC 1	Mixed use self and code assessable development as identified in table 2.1	Mix of light and general industry uses where building height is not to exceed 15 metres.
IEC 2	Mixed use self, code and impact assessable development as identified in table 2.2	Mix of light and general industries,, warehouses, and factories where building height is not to exceed 15 metres, except in the visually prominent area in the north-west corner of the site as shown on the Constraint Map (refer to **Figure 3: Visually Prominent Areas**) where the building is not to exceed RL49.00 metres Australian Height Datum (AHD).
IEC 3	Open space, and dedicated park and conservation land	Shelters, play equipment and park furniture.

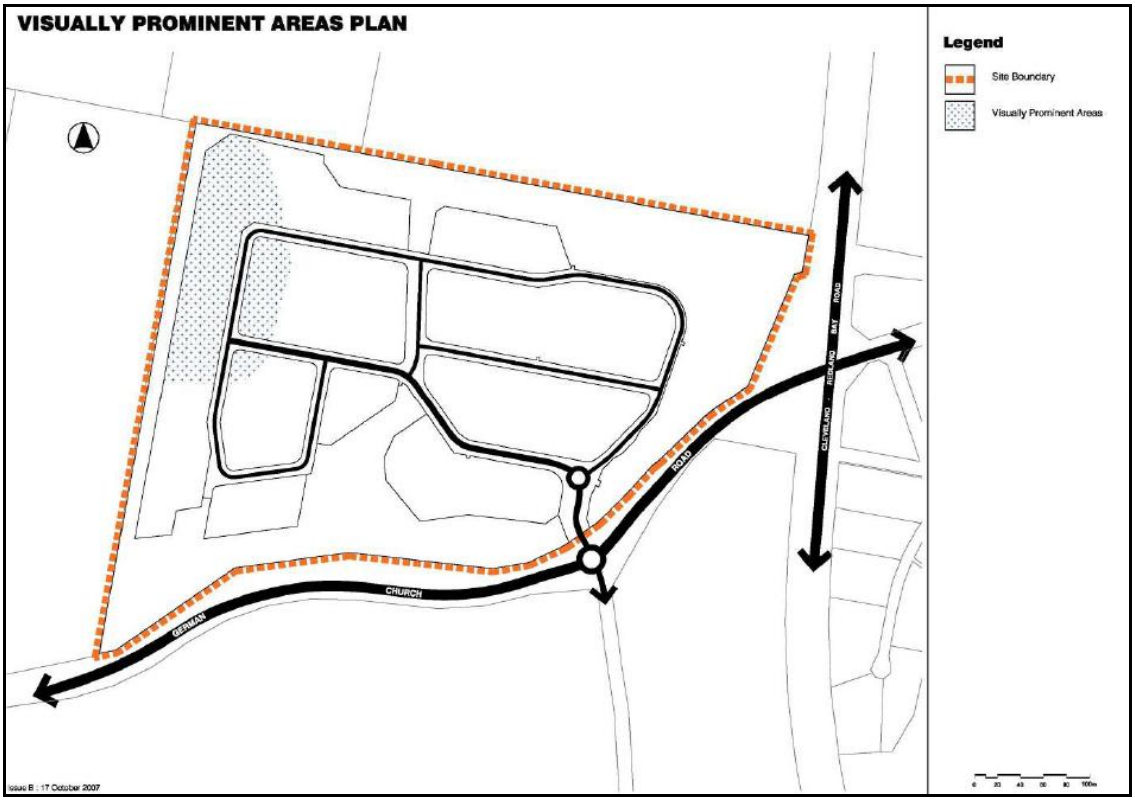


Figure 3: Visually prominent areas.

1.2 ZONES AND AREAS

In addition to the three Precincts in the Structure Plan (refer to **Figure 4: Structure Plan**), there are zones to provide additional planning and design guidance. The zones respond to the physical and geographical planning constraints relevant to the structure planning area, determined during the structure planning process.

1.2.1 Edge Zone

Uses located within the Edge Zone (refer to **Figure 4: Structure Plan**) are within a transitional area to sensitive habitat located in the IEC 3 Habitat Area Zone. The Edge Zone incorporates initiatives to –

- minimise disruptions to fauna movement;
- reduce adverse impacts of artificial light on surrounding wildlife and habitat areas; and
- reduce fire hazards and risks from surrounding bushland.

1.2.2 Centre Zone

The Centre Zone (refer to **Figure 4: Structure Plan**) will contain uses which are not suited for the Edge Zone. Subject to Design Assessment Approval, allotments in the Edge Zone may include select areas for security fencing.

1.2.3 Odour Sensitive Area

Whilst is it unlikely the adjoining poultry operations will cause odour nuisance, as a result of environmental assessment it is considered that Odour Sensitive Uses such as food processing should not be established with the Odour Sensitive Zone (refer to **Figure 4: Structure Plan**).

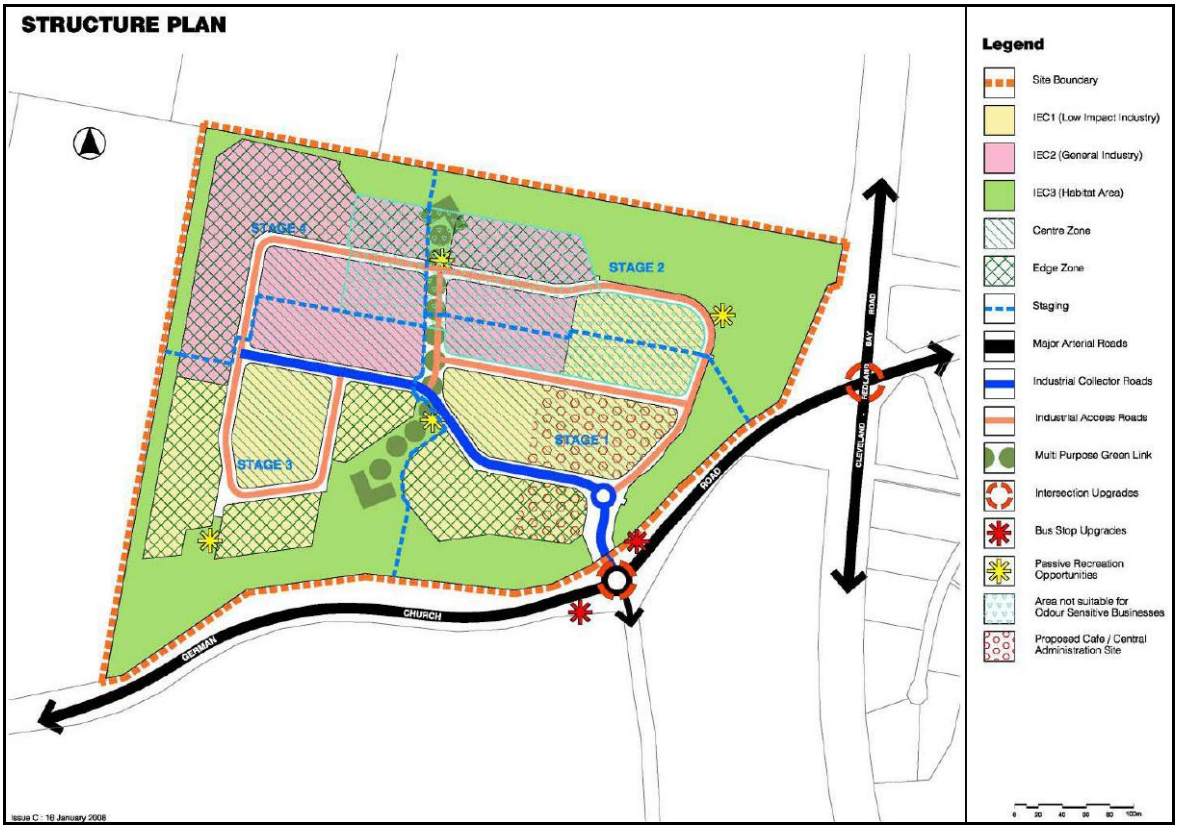


Figure 4: Structure Plan. A scaled version of this drawing is attached at Attachment B.

2.0 INTEGRATED EMPLOYMENT CENTRE LEVEL OF ASSESSMENT

For the purpose of the Preliminary Approval, all assessable development within the Integrated Employment Centre, which is generally in accordance with this POD, shall be subject to the following Level of Assessment Tables.

The Level of Assessment Tables refer to applicable Codes within the Assessment Criteria column 3.

Table 2.1 Material Change of Use within the IEC 1 Precinct

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
Caretakers Dwelling	Code Assessable	• Integrated Employment Centre Code • Caretakers Dwelling Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Extractive Resource Overlay Code • Road and Rail Noise Overlay Code • Protection of the Poultry Industry Overlay Code
Car Wash Facility	Code Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Emergency Service	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable, if: • not Self-assessable	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code • Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
		Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Estate Sales Office	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable, if: • not Self-Assessable	• Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code • Integrated Employment Centre Code • Estate Sales Office Code • Access and Parking Code • Development Near Underground Infrastructure Code
Funeral Parlour	Code Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
General Industry	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3; and • not the following activities: a) fabricated metal product activities – i. abrasive blasting - commercially cleaning equipment or structures using a stream of abrasives. The term does not include high-pressure water, steam or air; unless an abrasive material is included in the pressure stream; ii. metal surface coating - enamelling,	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	electroplating, anodising or galvanising in works having an annual throughput of metal products of up to 10,000 tonnes; b) non metallic mineral product manufacturing – i. clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing up to 10 tonnes per year; ii. concrete batching commercially producing concrete or producing concrete products by mixing cement, sand, rock, aggregate or other similar materials; c) food processing – (i) beverage production - commercially producing any beer or other alcoholic or non-alcoholic beverage in works producing up to 200,000 litres per year; (ii) milk processing - separating, evaporating or processing milk, other than on a farm, or manufacturing evaporated or condensed milk, cheese, butter, ice cream or other dairy product in works producing up to 200 tonnes per year; (iii) bottling or canning food- bottling or canning food in works producing up to 200 tonnes per year; (iv) seafood processing - commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood in works with a design production capacity of	

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	up to 100 tonnes per year; (v) smoking, drying or curing works - smoking, drying or curing meat, fish or other edible products by applying heat, smoke or other dehydration method in works, other than when conducted on limited basis in premises separately defined as a shop located in a centre, with a design production capacity of up to 200 tonnes or more a year; (vi) pet, stock, aquaculture food manufacture – commercially manufacturing or processing pet, stock or aquaculture food, other than an abattoir, slaughter house, rendering works or animal glue or gelatin works, using a facility which produces up to 200 tonnes a year; d) wooden product manufacturing – i. Sawmilling or wood-chipping – sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing up to 500 tonnes per year; e) miscellaneous industrial activities – i. battery recycling - operating a facility for receiving and recycling or reprocessing any kind of battery; ii. boat building construction; iii. commercially manufacturing substrate for mushroom growing; iv. tyre recycling - operating a facility for receiving	

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	and commercially recycling or reprocessing tyres including retreading; Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Minor Utility	Exempt	
Park	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3; • being undertaken by the local government; and • on land in the ownership or control of the local government	• Acceptable Solutions in section 6.20.4 of the Park Code • Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Park Code • Access and Parking Code • Development Near Underground Infrastructure Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
Produce Store	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Refreshment Establishment	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3; and • less than 150 sq.m Gross Floor Area	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code • Acceptable Solutions in section 5.5.8 of the Extractive Resources Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	Code Assessable, if: • not Self-Assessable; and • less than 150 sq.m Gross Floor Area	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code • Outdoor Dining Code • Extractive Resources Overlay Code • Road and Rail Noise Overlay Code Protection of the Poultry Industry Overlay Code
Road	Exempt	
Service Industry	Self-Assessable, if: complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
Shop	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3; • ancillary to the primary use on the premises; and • less than 200 sq.m Gross Floor Area	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code
	Code Assessable, if: • not Self-Assessable; • ancillary to the primary use on the premises; and • less than 200 sq.m Gross Floor Area	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Telecommunications Facility	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 6.26.4 of the Telecommunications Facility Code • Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code • Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code • Acceptable Solutions A1 (1) (a) and (c) in section 7.6.4 of the Excavation and Fill Code
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Telecommunications Facility Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
		• Excavation and Fill Code • Infrastructure Works Code • Landscape Code
Temporary Use	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 6.27.4 of the Temporary Use Code
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Temporary Use Code
Utility Installation	Code Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Landscape Code • Stormwater Management Code
Vehicle Depot	Code Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Vehicle Repair Premises	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Access and Parking Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
		• Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Warehouse	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Uses not Listed in this Table	Impact Assessable	

Table 2.2 - Material Change of Use within the IEC 2 Precinct

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
Caretakers Dwelling	Code Assessable	• Integrated Employment Centre Code • Caretakers Dwelling Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Extractive Resource Overlay Code • Road and Rail Noise Overlay Code • Protection of the Poultry Industry Overlay Code
Car Wash Facility	Code Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Emergency Service	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable, if: • not Self-Assessable	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code • Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Estate Sales Office	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Estate Sales Office Code • Access and Parking Code • Development Near Underground Infrastructure Code
Funeral Parlour	Code Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
General Industry	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3; and • not the following activities: a) fabricated metal product activities – i. abrasive blasting - commercially cleaning equipment or structures using a stream of abrasives. The term does not include high-pressure water, steam or air; unless an abrasive material is included in the pressure stream; ii. metal surface coating - enamelling, electroplating, anodising or galvanising in works having an annual throughput of metal products of up to 10,000 tonnes; b) non metallic mineral product manufacturing – i. clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing up to	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	10 tonnes per year; ii. concrete batching commercially producing concrete or producing concrete products by mixing cement, sand, rock, aggregate or other similar materials; c) food processing – (i) beverage production - commercially producing any beer or other alcoholic or non-alcoholic beverage in works producing up to 200,000 litres per year; (ii) milk processing - separating, evaporating or processing milk, other than on a farm, or manufacturing evaporated or condensed milk, cheese, butter, ice cream or other dairy product in works producing up to 200 tonnes per year; (iii) bottling or canning food- bottling or canning food in works producing up to 200 tonnes per year; (iv) seafood processing - commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood in works with a design production capacity of up to 100 tonnes per year; (v) smoking, drying or curing works - smoking, drying or curing meat, fish or other edible products by applying heat, smoke or other dehydration method in works, other than when conducted on limited basis in premises separately defined as a shop located in a centre, with a design	

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	production capacity of up to 200 tonnes or more a year; (vi) pet, stock, aquaculture food manufacture – commercially manufacturing or processing pet, stock or aquaculture food, other than an abattoir, slaughter house, rendering works or animal glue or gelatin works, using a facility which produces up to 200 tonnes a year; d) wooden product manufacturing – i. sawmilling or wood-chipping – sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing up to 500 tonnes per year; e) miscellaneous industrial activities – i. battery recycling - operating a facility for receiving and recycling or reprocessing any kind of battery; ii. boat building construction; iii. commercially manufacturing substrate for mushroom growing; iv. tyre recycling - operating a facility for receiving and commercially recycling or reprocessing tyres including retreading;	

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code • Protection of the Poultry Industry Overlay Code
Minor Utility	Exempt	
Park	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3; • being undertaken by the local government; and • on land in the ownership or control of the local government	• Acceptable Solutions in section 6.20.4 of the Park Code • Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Park Code • Access and Parking Code • Development Near Underground Infrastructure Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Produce Store	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code
	Code Assessable, if:	• Integrated Employment Centre Code • Access and Parking Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	• not Self-Assessable	• Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Refreshment Establishment	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3; and • less than 150 sq.m Gross Floor Area	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code
	Code Assessable, if: • not Self-Assessable; and • less than 150 sq.m Gross Floor Area	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Outdoor Dining Code • Stormwater Management Code • Extractive Resources Overlay Code • Protection of the Poultry Industry Overlay Code
Road	Exempt	
Service Industry	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Shop	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3; • ancillary to the primary use on the premises; and • less than 200 sq.m Gross Floor Area	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code
	Code Assessable, if: • not Self-Assessable; • ancillary to the primary use on the premises; and • less than 200 sq.m Gross Floor Area	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Telecommunications Facility	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 6.26.4 of the Telecommunications Facility Code • Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code • Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code • Acceptable Solutions A1 (1) (a) and (c) in section 7.6.4 of the Excavation and Fill Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Telecommunications Facility Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code
Temporary Use	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 6.27.4 of the Temporary Use Code
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Temporary Use Code
Utility Installation	Code Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Landscape Code • Stormwater Management Code
Vehicle Depot	Code Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Vehicle Repair Premises	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
	listed in column 3 Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Warehouse	Self-Assessable, if: • complying with the assessment criteria being the acceptable solutions listed in column 3	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code
	Code Assessable, if: • not Self-Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Uses not Listed in this Table	Impact Assessable	

Table 2.3 - Material Change of Use within the IEC 3 Precinct

Column 1	Column 2	Column 3
USE	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
Minor Utility	Exempt	
Park	Self-Assessable, if: • Being undertaken by the local government; • On land in the ownership or control of the local government; • Complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable: • If not self-assessable	• Acceptable Solutions in section 6.20.4 of the Park Code • Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code • Integrated Employment Centre Code • Park Code • Access and Parking Code • Development Near Underground Infrastructure Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
Road	Exempt	
Temporary Use	Self-Assessable: • If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable • If not self-assessable	• Acceptable Solutions in section 6.27.4 of the Temporary Use Code • Integrated Employment Centre Code • Temporary Use Code
Utility Installation	Code Assessable	• Integrated Employment Centre Code • Access and Parking Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Landscape Code • Stormwater Management Code

Uses not listed in this Table	Impact Assessable	

Table 2.4 Other Development in IEC 1 Precinct, IEC 2 Precinct and IEC 3

Column 1	Column 2	Column 3
DEVELOPMENT	**LEVEL OF ASSESSMENT**	**ASSESSMENT CRITERIA**
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan	Code Assessable, if in: • IEC 1 Precinct; or • IEC 2 Precinct Otherwise - Impact Assessable	• Integrated Employment Centre Code • Reconfiguration Code • Development Near Underground Infrastructure Code • Excavation and Fill Code • Infrastructure Works Code • Stormwater Management Code • Extractive Resource Overlay Code • Protection of the Poultry Industry Overlay Code • Road and Rail Noise Overlay Code
Creating lots by subdividing another lot by – • **Building Format Plan; or** • **Volumetric Plan**	Code Assessable	• Integrated Employment Centre Code • Reconfiguration Code
• **Dividing land into parts by Agreement; or** • **Creating an easement giving access to a lot from a constructed road.**	Code Assessable	• Integrated Employment Centre Code • Reconfiguration Code • Extractive Resource Overlay Code • Protection of the Poultry Industry Overlay Code
• **Rearranging the boundaries of a lot by registering a plan of subdivision**	Code Assessable	• Integrated Employment Centre Code • Reconfiguration Code • Extractive Resource Overlay Code • Protection of the Poultry Industry Overlay Code • Road and Rail Noise Overlay

		Code
Building Work for -		
Communication Structures	Exempt - if minor building work Self Assessable if: • Not exempt; • Complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable – • if not self-assessable	• Acceptable Solutions in section 7.2.4 of the Communications Structures Code • Communications Structures Code
Operational Work for -		
Reconfiguring a Lot (by Standard Format Plan)	Code Assessable	• Integrated Employment Centre Code • Reconfiguration Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code • Protection of the Poultry Industry Overlay Code
Excavation and Fill	Exempt: • If disturbing less than 50 m3 of Soil Self-Assessable, If: • Not exempt; • Complying with the assessment criteria being the acceptable solutions listed in column 3; Code Assessable: • If not self-assessable	• Acceptable Solutions in section 3.3 of the Integrated Employment Centre Code • Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code • Acceptable Solutions A1.(1)(b),(c),(d) in section 7.6.4 of the Excavation and Fill Code • Integrated Employment Centre Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Extractive Resources Overlay
Placing an Advertising	Self-Assessable, If:	• Acceptable Solutions in section 3.3 of the Integrated

Device on Premises	• complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable • if not self assessable	Employment Centre Code • Integrated Employment Centre Code • Advertising Device Code
All other development not listed in this Table	Exempt	

3.0 VISION AND DESIRED ENVIRONMENTAL OUTCOMES

3.0.1 Vision

The Integrated Employment Centre will serve the Redland City by offering greater employment opportunities for residents of the southern parts of the City, particularly Island residents, and reducing the need for residents to travel outside the City for employment.

It is envisaged its primary benefits will be:

(i) Creation of a Redlands employment base.

(ii) Reinforcing the sense of community and social identity.

(iii) Providing economic opportunity to all residents.

(iv) Reducing reliance on private motor vehicle commuting.

The overall outcomes for the Integrated Employment Centre are:

- Provides for a broad and flexible mix of industry and business activities;
- Is integrated and comprehensively planned in accordance with the Precinct Plan;
- Incorporates elements of the natural environment which are valuable to the sustained existence of the proposed development and also to the City;
- Creates an 'urban' environment which is of a human scale, responsive to prevailing climatic conditions and has a high level of visual and functional amenity and aesthetic merit for occupants and visitors alike;
- Is highly accessible and incorporates a road hierarchy which minimises the intermingling of personal light vehicles with heavy traffic; and
- Has no adverse impact on surrounding residential areas or the hierarchy of centres intended for the City.
- Protects and enhances the habitat values of the site and surrounding area by providing a net benefit to koala conservation values.

3.0.2 Desired Environmental Outcomes

Within the context of the above vision, the Integrated Employment Centre is planned to reflect and achieve a number of Desired Environmental Outcomes (DEOs) which represent best practice strategies and respond to the policies and standards of the Redlands Planning Scheme.

3.0.3 City Wide DEOs

- Protect, conserve and manage the City's environmental values and natural resources to maintain biodiversity, ecological processes and community well being.
- Protect the character and identity of the City.
- Protect and enhance the City's amenity, social cohesion and diversity, and range of facilities

- Facilitate an effective, safe, equitable and convenient movement system throughout the Shire.

- Provide efficient and cost effective physical infrastructure, including the provision of water supply, sewerage, stormwater, telecommunications, energy and waste management systems, which meets the differing needs of the City's urban and rural communities.

- Facilitate opportunities for diverse, dynamic and sustainable employment.

3.1 THE INTEGRATED EMPLOYMENT CENTRE (IEC) CODE

The IEC Code incorporates:

- Compliance with the IEC Code;
- Overall outcomes for the IEC Code;
- Acceptable Solutions applicable to Self-Assessable Development;
- Specific Outcomes and Probable Solutions applicable to Assessable Development.

3.1.1 Assessment Criteria for Development in the IEC

Development in the IEC is assessed against the assessment criteria listed in column 3 of Tables 2.1, 2.2, 2.3 and 2.4 of this POD, as follows:

- Acceptable solutions of applicable codes for self-assessable development; or
- Applicable codes for code assessable development.

Self-assessable development that does not comply with all acceptable solutions of the applicable codes is assessable development.

Impact assessable development will be assessed against all relevant provisions of the Redlands Planning Scheme.

Note:

Table 3.1 - Summary of IEC Precincts	
IEC 1 Precinct	Land Suitable for Low Impact Industry Uses
IEC 2 Precinct	Land Suitable for General Industry Uses
IEC 3 Precinct	Habitat and Waterway Corridor

3.2 THE IEC CODE OVERALL OUTCOMES

The overall outcomes of the IEC can be described by six key characteristics, which include:

1. Uses and Other Development;

2. Built Form and Density;
3. Amenity;
4. Pollution Prevention;
5. Environment;
6. Infrastructure.

1. Uses and Other Development

Provide land for general and service industrial uses that:

- are large-scale manufacturing, assembly and processing activities which are not easily located in existing centres or urban areas;
- serve industrial and agricultural activities;
- store goods for distribution and sale at other locations;
- provide local employment opportunities and increase the employment base of the Shire; and
- allow for high technology activities including research and development, information technology and manufacturing of goods related to the scientific or medical industries.

Where non-industrial uses are referred to in the table of assessment, these uses shall:

- be compatible with industrial uses;
- not compromise the efficient use of land in this limited land resource;
- be associated with the use on the lot or premises;
- serve the immediate workforce;
- not compromise the existing hierarchy of centres, particularly those located at Redland Bay and Victoria Point.

Future development does not compromise expected uses and associated activities within the Integrated Employment Centre.

2. Built Form and Density

Uses and other development have a site layout that:

- utilise land efficiently;
- provide for vehicle access, parking, manoeuvring and loading/unloading areas;
- contribute to security of property and safety of people; and
- minimise noise generation and other negative impacts.

The scale of uses and other development achieve a standard of built form that:

- adopt a building height, width, depth and bulk that minimise the visual impacts of the large scale built form associated with uses within this zone.

The density of uses and other development:

- result in co-ordinated and efficient use of the land; and
- provide for employee and customer car parking, landscaping and service areas.

Lot layout and building design are climatically responsive.

3. Amenity

Uses and other development achieve a high standard of environmental amenity by:

- providing a landscaped setting that complements the nature of built form envisaged in the Integrated Employment Centre;
- minimising visual impact associated with fencing and signage along all street frontages;
- the provision of vegetated visual buffers to external roads and adjoining areas; and
- providing a clean, modern and secure environment in which to work;
- providing an overall greenspace setting, inclusive of active and passive recreation uses and pedestrian and cycle trails, where possible.

4. Pollution Prevention

Uses and other development operate in a manner that:

- is within acceptable environmental standards;
- mitigates adverse impacts associated with light, noise and air, and other emissions; and
- utilise best practice techniques and operations to minimise adverse impacts associated with stormwater run-off and other potentially water or soil contaminating substances.

5. Environment

The scale and operational attributes of uses and other development minimise adverse impacts on the environment by:

- responding to topographical features;
- limiting the need for excavation and fill;
- protecting the site from erosion;
- maximising the use of plant species that are native to the area;
- incorporating best practice stormwater management and enhancing water quality;
- providing fauna movement corridors throughout the site in accordance with the Koala Management Plan; and
- protecting and enhancing areas of koala habitat and movement corridors to result in a net increase of koala habitat and movement opportunities.

6. Infrastructure

Uses and other development that:

- make efficient use of existing infrastructure;
- provide for the extension of infrastructure in an orderly and cost effective manner; and
- do not result in unacceptable risk to community infrastructure.

Uses and other development are serviced by infrastructure including:

- reticulated water;
- reticulated sewerage;
- stormwater drainage;
- constructed road access;
- energy; and
- telecommunications.

Uses and other development manage the generation, storage and disposal, recycling or re-use of waste to a standard commensurate with the specific activities of the use.

Uses and other development reinforce an attractive, integrated, legible, efficient and safe movement network that:

- incorporates a full range of modes including public transport, passenger vehicles, walking and cycling; and
- provide pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility.

3.3 ACCEPTABLE SOLUTIONS APPLICABLE TO SELF-ASSESSABLE DEVELOPMENT

Table 3.3 – Self-Assessable Development – Material Change of Use

ACCEPTABLE SOLUTIONS	
Building Siting and Massing	
A1.	(1) Uses and other development are designed so that - a) building site coverage is a maximum of - (i) 60 percent of the site area at the ground floor level; (ii) 70 percent of the site area above ground floor level; b) total development area including access, parking, service and outdoor work areas is a maximum of 90 percent of the site area; c) (i)At least 10 percent of the site is provided as open space. (ii) At least 5% of the site (50% of open space) is provided as planted landscape. 2) Minimum front building setbacks are 6.0m, or subject to meeting A2, A6 and the Building Design, Form, Materials & Colour requirements can be: a) Collector Roads – 4.0m; b) Access Roads – 2.0m; and c) Building setbacks apply to both road frontages on corner allotments in accordance with Road Class. 3) Buildings are sited to: a) Allow access for emergency vehicles; b) Provide clearance for maintenance access to underground services.
A2.	1) Overall height of buildings: a) does not to exceed 15 metres above ground level to the highest projection of the building or structure; and b) the maximum height of any structure on the site is to be RL49.00 metres Australian Height Datum (AHD).
A3.	1) In allotments situated in the Edge Zone a minimum 5.0m wide evacuation route is

ACCEPTABLE SOLUTIONS	
	provided clear of obstruction and extending from the road frontage to the rear boundary (see **Figure 3.3.1**).
A4.	1) Buildings are sited to minimise earthworks by devices such as stepped slabs and undercover parking. 2) Site runoff is directed away from buildings. 3) Overland flow from upstream catchments is designed to travel across sites without causing flooding or nuisance.
A5.	1) Buildings are located 10.0m from the **IEC3** boundary; or 2) For walls orientated towards the IEC3 area, the development complies with the Fire Separation provisions of the *Building Code of Australia*; and 3) Lots 71 to 75 are to have a minimum building setback of 20m from the rear northern boundary (refer to **Figure 3.3.1**)
A6.	1) Buildings or that part of a building located within 6.0m of the front alignment are - a) a maximum of 8.0m in height; b) a minimum of 2.0m from the side boundary alignment; c) a maximum building width of 60% of the lot frontage for lots. 2) Buildings or that part of a building located within 6.0m to 10.0m from the front alignment are a maximum of 10.0m in height. Refer to **Figure 3.3.9** and **Figure 3.3.10**. 3) Buildings or that part of a building located further than 10.0m from the front alignment are a maximum of 15.0 metres in height.
Building Design, Form, Materials & Colours	
A2.	1) Building design incorporates: a) variations in materials, patterns, textures, colours, roof forms and heights; b) articulated elements such as variations in materials, form, colours and recesses to ensure the building façade is visually appealing and distinct. c) entrances which address the street; d) entrances of a human scale that are clearly identifiable from the street; e) openings in the buildings such as balconies, windows and entrance foyers are provided for office and administrative uses which overlook the street frontage or present to the front of the building; f) visitor parking that is located conveniently to front entrances; and g) window openings that are of a domestic scale. 2) Buildings or that part of a building located within 6.0m of the front alignment have – a) a low rise scale incorporating roof, eave, awning and parapet variations; b) balconies and domestic glazing; c) no blank facades; and d) no major openings to work areas, no loading docks, no storage areas or areas where work may be conducted outside the building, visible from the street. 3) With the exception of the front building façade, where the edge of a building exceeds 40 metres in length, substantial breaks in building form and variations in materials, textures, and colours are provided at a minimum interval of every 40 metres, unless building to the boundary of an adjoining building.

ACCEPTABLE SOLUTIONS	
A3.	(1) Street facades of buildings are constructed of non-reflective materials such as brick, rendered masonry, timber and non-reflective glass; (2) Built form colours are natural earth tones to complement the natural surroundings of the area. **Note –** To comply with A3. (2), a colour palette must be provided for consideration and approval by the Redlands Business Park Design Assessment Panel prior to lodging building application. (3) All built surfaces comply with AS/NZS 2311 2000 - Guide to the painting of buildings, and Brisbane City Council's Graffiti Prevention Guidelines[1]
Access, Driveways & Parking	
A1.	1) For an **Emergency Service**, **General Industry** and **Service Industry**: a) on site parking shall be provided at a ratio of 1 space for every 50m^2 of gross leasable area or one space per 1.5 employees whichever is the greater. 2) For a **Produce Store**: a) on site parking shall be provided at a ratio of 1 space for every 25m^2 of gross floor area. 3) For a **Refreshment Establishment**: a) on site parking shall be provided at a ratio of 1 space for every 2.5 persons assessed on the maximum capacity of the refreshment establishment or 1 space per 10m^2 gross leasable area whichever is greater. 4) For a **Shop**: a) on site parking shall be provided at a ratio of 1 space for every 40m^2 of gross floor area or one space per 1.5 employees whichever is the greater. 5) For a **Vehicle Repair Premises**: a) on site parking shall be provided at a ratio of 4 space per service bay plus 1 space per 40m^2 of gross floor area of spare parts or vehicle accessory display area plus 1 space per employee. 6) For a **Warehouse**: a) on site parking shall be provided at a ratio of 1space per 40m^2 of gross floor area. 7) Where vehicle parking requirements exceed 5 car parking spaces, provide vehicle parking facilities for persons with a disability – a) at the rate of 1 car parking space per 50 spaces with a minimum of 1 space; b) at a rate in excess of A1. 1) - 6) where for a use that is likely to generate a higher demand for disabled parking spaces; c) in accordance with *Australian Standard 2890.6 Parking Facilities - Off Street Parking for People with Disabilities* 8) Each site shall make provision for a garbage truck to enter and exit the site in a forward gear. For design purposes a garbage truck shall be equivalent to a HRV as defined in AS2890.2 2002, *Parking facilities Part 2: Off-street commercial vehicle*

ACCEPTABLE SOLUTIONS	
	facilities.
A2.	1) A maximum of one, two way driveway per allotment per street frontage for allotments less than 50m width. 2) For allotments with a 50m or greater width, a maximum number of driveways per allotment per street frontage is two. **Note –** Reciprocal access easements are provided on small allotments to facilitate shared driveways. If reciprocal easements are not used, the allotment owner must build in a manner that does not prejudice the use of the easement by the adjoining allotment. 3) Driveway a) crossovers comply with the Standard Drawings at **Figure 3.3.2**; and b) crossfall is not more than 3 percent different to the slope of the kerb and channel at the location of the driveway.
A3.	1) Driveways provide for queuing and: a) comply with the Minimum On-site Queuing Requirements at **Table 3.3.1** b) incorporate a queuing area with the following dimensions – i) on-site single queuing lanes are a minimum of 3.6 metres wide with at least 300mm horizontal clearance provided on each side of the queuing lane; and ii) multiple queuing lanes are a minimum width of 3 metres each with at least 300mm horizontal clearance provided on either side of the queuing area.
A4.	1) Driveways and carparks must be integrated into the landscaping design. 2) Servicing and manoeuvring areas are provided for loading, unloading, waste collection, manoeuvring and queuing to the rear of allotments, and where visible from the street are visually screened with soft landscaping. 3) Driveways and carparks shall be constructed of concrete or asphaltic concrete. 4) For a lot with a frontage greater than 20 metres, car parking areas excluding driveways and manoeuvring areas are no more than 50% of the lot frontage to the street.
Fences, Walls and Koala Movement	
A1.	(1) Fences, non-building walls - (a) on the property boundary to any street frontage are not greater than 1.2 metres high; (b) at the front and side, where greater than 1.2 metres in height are - (i) erected behind the front building line rather than the property boundary of any street frontage; (ii) screened by landscaping; (c) are of a colour and design that blends with the surrounding built, planted and or natural environment; (d) which are an extension of retaining walls or earth batters are landscaped or planted; (e) are not located within 6 metres of the road alignment or forward of the front

ACCEPTABLE SOLUTIONS	
	building alignment whichever is the greater. (2) Front fences greater than 1.2 metres high are at least 50% transparent.
A2.	1) Retaining walls are incorporated into the building; or 2) Retaining walls not incorporated into the building are a maximum of 2 metres and are stepped or terraced 0.75 metres for every 1 metre in height to incorporate soft landscaping.
A3.	(1) Physical barriers on rear and side boundaries adjoining precinct IEC 3 are approved koala friendly fences; (2) Fauna Exclusion Fences are erected in the Centre Zone.
Landscaping	
A1.	1) A minimum 5% of each allotment is soft landscaping. 2) Collector Roads maintain a minimum 4.0m wide landscaped buffer along at least 60% of allotment frontage (refer to **Figure 3.3.3**). 3) Maintain a minimum of 2.0m wide landscaping along all road frontages (refer to **Figure 3.3.4**) 4) Large canopy trees are to be provided at the road frontage boundary to ensure that 30% of the built form elevation is visually screened or softened from the street at maturity. 5) Soft landscaping is provided at the front of blank walls.
A2.	1) Sites have a minimum of 1 tree every 4 parking spaces. 2) Landscaping including shade trees must visually soften any car parking areas visible from the street.
A3.	1) Plants species within the development are to be drought tolerant native vegetation in accordance with the Approved Species Lists at **Table 3.3.2**. 2) No potable water is to be used for irrigation within developments.
A4.	For allotments abutting open space areas; 1) Maintenance of the 10.0m wide Low Flammability Zone in common property in **IEC3** Zone along the perimeter of the site (by Body Corporate). 2) Within the Edge Zone structures sited 10.0m or less from rear boundary are to have the walls fire rated in accordance with the *Building Code of Australia*; and 3) Within the Edge Zone, no flammable materials are stored within 10.0m of the rear boundary in accordance with **Figure 3.3.1**. 4) Lots 71 to 75 have a minimum building setback of 20m from the rear northern boundary, and no flammable materials are stored within the setback area in accordance with **Figure 3.3.1**.

ACCEPTABLE SOLUTIONS	
Signage	
A1.	1) Signage is on the premises to which the advertisement relates. 2) Wall signs have a maximum area of 20m^2 or 30 percent of the particular wall to which they are affixed, project a maximum of 200mm from the wall, and do not project beyond the edges of the wall (refer to **Figure 3.3.5**). 3) Projecting wall signs - a) do not exceed one sign per business; b) are double sided or erected so the back of the sign is not visible from a public place; c) have a maximum width of 500mm; d) have a maximum sign display area of 2m^2 e) have a minimum clearance of 2.4 metres between the lowest part of the projecting sign and ground level (refer to **Figure 3.3.6**). 4) Signage that is separate from a building - a) does not exceed one sign per allotment access; b) allows for each business to be advertised on the sign where a premise contains more than one business c) is at least 1 metre from the boundary of the site; d) is double sided or erected so the back of the sign is not visible from a public place; d) is not illuminated other than internally; e) is integrated with a landscaped environment; 5) Pylon signs – a) are not located closer than 25 metres to another pylon or pole sign; b) have a maximum height of 10 metres; c) have a maximum width of 2.5 metres; d) have a maximum sign display area of 20m^2; 6) Pillar signs – a) have a maximum height of 1.2 metres; b) have a maximum sign display area of 5m^2; c) are not located closer than 20 metres to another pillar sign 7) Pole signs – a) have a maximum height of 10 metres; b) have a maximum sign display area of 2.4m^2; c) are not located closer than 25 metres to another pole or pylon sign 8) Flag signs – a) have a maximum height of 6.5 metres; b) have a maximum width of 2.5 metres; c) have a maximum sign display area of 2.4m^2 d) are not located closer than 20 metres to another flag sign 9) Prior to the commencement of any construction works associated with a development, a sign of approved size detailing the project team must be placed in a prominent position, at the road frontage, at each entrance to the development. The sign must detail the relevant project coordinator for the works being undertaken on

ACCEPTABLE SOLUTIONS	
	the site, and the following parties (where relevant): a) Developer b) Project Coordinator c) Architect / Building Designer d) Builder e) Civil Engineer f) Civil Contractor g) Landscape Architect **Note -** For a sign more than 2 metres in height, more than 1.2 metres wide and detached from a building, a development permit for building work is required.
Water Management	
A1.	1) Development complies with the Queensland Development Code MP 4.3 - Alternative Water Sources - Commercial Buildings. 2) Fixtures and appliances - a) have a minimum 4 star water conservation rating; or b) are provided in accordance with the Queensland Development Code MP 4.3 - Alternative Water Sources - Commercial Buildings, whichever is greater.
A2.	1) Trash racks/gross pollutant collection devices shall be provided at all stormwater inlets to provide adequate safety for both humans and wildlife. 2) On private property, the land owner must ensure access/egress is maintained for maintenance. 3) Potential pollutant sources are contained to prevent spillage into the stormwater system.
A3.	1) Stormwater drainage design - a) protects and maintains land below the 1 percent AEP in its natural state; b) ensures stormwater run-off leaving a lot or premises complies with the water quality objectives in Part 9 -Schedule 11 - Water Quality Objectives of *Redlands Planning Scheme*; c) identifies and determines the 1 percent AEP of natural overland drainage lines where the lot or premises - i) has an upstream catchment area greater than 5 hectares; or ii) is 2500m^2 or greater in area; d) maximises the retention and use of natural overland drainage lines through their identification, and minimises earthworks that will result in stormwater run-off being redirected.
A5.	1) Stormwater drainage design - a) meets the stormwater flow capacity requirements of the relevant design storm event - i) where for the minor system - as detailed in **Table 3.3.3** - Minor System Design Storm Event by Road Frontage Classification; ii) where for the major system - 1 percent AEP; b) ensures the major system caters for 50 percent blockage in the minor system

ACCEPTABLE SOLUTIONS	
	without causing inundation of building floor levels.
Site Emissions	
A1.	1) Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with requirements of **AS4282 - Control of the Obtrusive Effects of Outdoor Lighting** 2) Lighting is not to be directed onto any rehabilitation area. 3) Illumination levels at a distance 1.5m outside the common boundary with the rehabilitation area does not exceed 8 lux in either the vertical or horizontal plane for a height of 10m above ground level. 4) design is to provide safe levels of visibility for car parking areas, pathways and common external spaces in accordance with Figure **3.3.12.** (5) Building/pathway entrances and exits must be recognisabe and well lit at night." (6) All lighting provided in accordance with A1(4) and (5) above, must have motion sensing capabilities activated."
A2.	1) The building design and layout locates potential noise sources away from noise sensitive areas.[2] 2) Centre uses adjacent to noise sensitive areas have maximum noise emissions of background noise level plus: a) 10 dB(A) between 7am and 10pm; and b) 8 dB(A) between 10pm and 7am.[3] 3) Noise omitted from the proposed use complies with **Planning for Noise Control Guideline** (Environmental Protection Agency, 2004).[4] 4) Alarms are silent and linked to the on-site control room's alerting system.
A3.	1) Areas where potentially contaminating substances are stored or used are roofed. 2) Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means. 3) Waste impacts are minimised by ensuing the proposal complies with the **Environmental Protection (Waste) Policy 1997** and **The Waste Management Strategy for Queensland (Qld Dept of Env, 1996)**
A4.	1) No significant emissions of contaminants occur beyond the boundary of the emitting site. 2) Significant emissions of particulates are defined as emissions causing ground level concentrations of particulates exceeding air quality goals outlined in the **Air NEPM**, Schedule 1 of the **Environmental Protection (Air) Policy (QEPA, 1997)** and air quality indicators indicated in Table 3 of **Air Quality Planning Scheme – Guidance**

ACCEPTABLE SOLUTIONS	
	Document (AQPGM) for particles. 3) Incineration processes must follow minimum standards at source: a) Particle concentration less than 100 mg/m³ (dry A NTP, corrected to 12% CO2); b) HCl – 50ppm or 99% removal efficiency; c) CO – 100 ppm (hourly average, monitored continuously); d) Incinerator Design: - Primary Chamber > 850^{o} c - Secondary Chamber > 1000^{o}c for > 2 seconds.
A5.	1) All potentially odorous sources require dispersion modelling and impact assessment prior to development approval as outlined in the guidance document **AQPGD**. Supporting documentation and guidance is available from the EPA Guideline '**Odour Impact Assessment from Developments**'.[5] 2) All potentially odorous sources must comply with the odour nuisance design goal of: a) 0.5 ou, 1-hour average, 99.5th percentile for tall stacks; b) 2.5 ou, 1-hour average, 99.5th percentile for ground-level sources and down-washed plumes from short stacks; and c) for facilities that do not operate continuously, the 99.5th percentile must be applied to the actual hours of operation; or d) criteria set out in a relevant EPA policy.[6]
IEC 1	
A8.	1) An assessment of all relevant acoustic factors must be made in accordance with **NIAPGM** and **Planning for Noise control** [4]. The following noise limits should be met at the lot boundary: • $L_{eq(adj)}$ of 55 dB(A) Day (0700-1800) • $L_{eq(adj)}$ of 50 dB(A) Evening (1800-2200) • $L_{eq(adj)}$ of 45 dB(A) Night (2200-0700) Adjusted in accordance with **Planning for Noise control.** 2) Major openings in **IEC 1** buildings and all areas where work may be conducted outside the building are not located adjacent to noise sensitive areas. [2] 3) Where **IEC 1** has a common boundary with a noise sensitive area: [2] a) no openings occur in walls facing a common boundary; b) effective acoustic screening is provided to all areas where work could be conducted outside the buildings in **IEC 1**, including refuse collection, so that off-site noise emissions are not unreasonable; and c) noise emitting services such as air conditioning equipment, pumps and ventilation fans are not located adjacent to noise sensitive areas. [2] 4) Any night time Night (10pm – 7am) noise emissions are minimised by: a) not carrying out any activities in outdoor use areas; b) limiting indoor activities to office and administrative tasks, and other activities that are not audible or visible from outside the building; c) not receiving any deliveries. 5) Acoustic housing of mechanical plant to maximum noise levels: a) 55 dB(A) between 7am and 10pm; and b) 45 dB(A) between 10pm and 7am.

ACCEPTABLE SOLUTIONS	
A9.	1) Combined dust emission sources in the IEC 1 must not exceed an off-site concentration of 30 µg/m³ as a 24-hour average in order to ensure the Air **NEPM** standard of 50 µg/m³ for the 24-hour average concentration of PM_{10}, not to be exceeded for more than 5 days per year is achievable. 2) Buildings in the **IEC 1** are located on the front boundary to sensitive receiving environments [6] and all on-site activity, open storage and servicing is located at the rear of the building. 3) Any outdoor storage of goods or material is: a) surrounded by a windbreak of either a wall, fence or landscape buffer. Refer to **Figure 3.3.8**; and b) 0.5 metres below wall tops and 0.5 metres inside open sides of stockpile walls.
A10.	1) All potentially odorous sources must comply with the odour nuisance design goal of: a) 0.5 ou, 1-hour average, 99.5th percentile for tall stacks b) 2.5 ou, 1-hour average, 99.5th percentile for ground-level sources and down-washed plumes from short stacks, and c) for facilities that do not operate continuously, the 99.5th percentile must be applied to the actual hours of operation; or d) criteria set out in a relevant QEPA policy [5]
IEC 2	
A11.	1) An assessment of all relevant acoustic factors must be made in accordance with **NIAPGM** and **Planning for Noise control**. [4] The following noise limits should be met at the lot boundary: • $L_{eq(adj)}$ of 55 dB(A) Day (0700-1800) • $L_{eq(adj)}$ of 50 dB(A) Evening (1800-2200) • $L_{eq(adj)}$ of 45 dB(A) Night (2200-0700) Adjusted in accordance with **Planning for Noise control.** 2) Major openings in **IEC 2** buildings and all areas where work may be conducted outside the building are not located adjacent to noise sensitive areas. [2] 3) Where **IEC 2** has a common boundary with a noise sensitive area [2]: a) no openings occur in walls facing a common boundary; b) effective acoustic screening is provided to all areas where work could be conducted outside the buildings in **IEC 2**, including refuse collection, so that off-site noise emissions are not unreasonable; and c) noise emitting services such as air conditioning equipment, pumps and ventilation fans are not located adjacent to noise sensitive areas. [2] 4) Acoustic housing of mechanical plant to maximum noise levels: a) 55 dB(A) between 7am and 10pm; and b) 45 dB(A) between 10pm and 7am. 5) Buildings in the **IEC 2** that are significant noise emitters are located as such to maximise the distance and noise attenuation effects to **IEC 1** and other surrounding noise sensitive areas [2].

ACCEPTABLE SOLUTIONS	
	6) Any night time (10pm – 7am) noise emissions are minimised by: a) not carrying out any activities in outdoor use areas; b) limiting indoor activities to office and administrative tasks, and other activities that are not audible or visible from outside the building; c) not receiving any deliveries.
A12.	1) Dust emission sources will not be able to exceed an off-site concentration of 30 µg/m³ as a 24-hour average in order to ensure the **Air NEPM** standard of 50 µg/m³ for the 24-hour average concentration of PM_{10}, not to be exceeded for more than 5 days per year is achievable.
A13.	1) All potentially odorous sources must comply with the odour nuisance design goal of: a) 0.5 ou, 1-hour average, 99.5th percentile for tall stacks b) 2.5 ou, 1-hour average, 99.5th percentile for ground-level sources and down-washed plumes from short stacks, and c) for facilities that do not operate continuously, the 99.5th percentile must be applied to the actual hours of operation; or d) criteria set out in a relevant **QEPA** policy [5] **Note –** To comply with site emission criteria, a report by a suitably qualified professional including a Registered Professional Engineer of Queensland (RPEQ) will be required for consideration and approval by the Redlands Business Park Design Assessment Panel, indicating how the proposal is designed and managed to achieve site emission objectives.
Waste Management	
A1.	1) A storage area(s) is provided for all waste and recycling containers, that: a) allows for 0.5m space around containers for manoeuvrability and cleansing; b) has a smooth hardstand surface that will permit easy bin movement; c) is both a storage area and a service point when bulk bins greater than 1.5m^3 are used; d) is both a storage area and a service point of is positioned within 20m of the service point when bulk bins 1.5m^3 or less are used; and e) is not located immediately adjacent to living and eating areas of a neighbouring property.
A2.	1) For external waste and recycle storage enclosures: a) container area screened from residential and public accessible areas through design and landscaping; and b) if roofed, have a minimum ceiling height of 2.4m and be adequately ventilated.
A3.	1) For internal waste and recycling storage rooms: a) doors are close fitting, self closing and wide enough for bulk bin access and manoeuvrability; b) walls, doors and roof are constructed and lined with a non-combustible and impervious material with a smooth finish and a fire resistance of one hour; c) the junctions of walls with floors are covered and artificial lighting provided; d) door frames are made of metal, hardwood, or metal clad softwood and are rebated with a lock capable of being activated form within the room without a key at all times; e) a hose-cock and adequate length of hand hose of minimum internal diameter

ACCEPTABLE SOLUTIONS	
	12 mm is provided immediately outside the room; f) unless refrigerated below four degrees Celsius, the room has an approve mechanical exhaust system for ventilation or permanent, unobstructed natural ventilation openings direct to the external air not less one-twentieth (1/20th) of the floor area. One half of such openings shall be situated at or neat the floor level, and one half at or near the ceiling level; g) fitted with automatic sprinklers or other system for the control of fire which meets Australian Standards; h) are fly and vermin proof; i) has smooth flooring that is graded and drained to a trade waste outlet located outside to the waste room and as close to the doorway as possible, or otherwise to the satisfaction of the local government; j) is designed and constructed to prevent stormwater and surface water from entering the waste room; k) has all conduits concealed in the floor, wall or ceilings; l) refrigerated waste rooms are fitted with an approved alarm device that is located outside, but controlled only from within the waste room.
A4.	1) For uses with ten waste and recycle wheelie bins or less provide: a) on-street servicing points for the containers using the kerbside dedicated to the use, if sufficient kerbside space is available; and b) one metre of unobstructed kerbside length per wheelie bin, excluding driveways, carparks and landscaping. 2) For uses with greater than ten waste and ten recycle wheelie bins; or with bulk bins provide: a) off-street servicing points for the containers where the entire refuse collection vehicle is positioned within the site; b) internal access roads that enable refuse collection vehicles to enter and exit the site in a forward gear and have adequate vertical clearance; c) maximum surface gradient of 1:20 (5%) for container servicing and refuse collection vehicle manoeuvring; d) for wheelie bins, one metre of unobstructed internal kerbside length per wheelie bin, excluding driveways, carparks and landscaping; and e) for bulk bins, and unobstructed internal servicing point that - (i) is also a waste storage area; or (ii) if bins 1.5m^3 or less are used, is located within 20m of the waste storage area; or (iii) has a hardstand surface for bin movement that is smooth in texture, not including asphaltic concrete.
A5.	1) Refuse storage and Plant areas are to be visually screened from the street and integrated within the built form.

NOTES:

1. Brisbane City Council's Graffiti Prevention Guidelines is available at www.brisbane.qld.gov.au
2. Where a noise sensitive area/place is defined as under the *Environmental Protection (Noise) Policy*
3. Measured as the adjusted maximum sound pressure level $L_{Amax,adj,T}$ - as defined in the *Noise Measurement Manual* (Environmental Protection Agency, 2000).
4. Planning for Noise control, Qld EPA 2004, available from the Queensland Governments website.
5. The Odour Impact Assessment from Developments is available from the Queensland Governments website.
6. Where a sensitive receiving environment is defined as –
   - any part of land in a residential area or an emerging community area;
   - a site used for education purposes;

- a hospital;
- aged care accommodation;
- a house, multiunit dwelling or a caravan park; or
- a childcare facility

ACCEPTABLE SOLUTIONS	
Excavation and Fill	
A1.	1) Excavation or fill does not exceed – a) 2.0 metres in depth from ground level for the purpose of or incidental to Building or Operational Works.
Erosion Prevention and Sediment Control	
A1.	1) Erosion and run-off of sediment from the site is controlled through - a) the use of - (i) sediment fences or similar trapping measures at stormwater discharge points; (ii) silt sausages or silt bags across open drains; (iii) mesh fabric on steep slopes; (iv) turf filter strips on down slopes to act as a final filter; (v) sediment traps and detention ponds that are designed to hold water and allow sediment to settle; b) providing all weather vehicle access to the lot or premises before disturbance of the site occurs; c) stockpiling of erodable materials that are - (i) contained within the lot or premises; (ii) protected from erosion by sediment fences; (iii) covered where prone to wind erosion; d) controlling and diverting run-off around disturbed areas by using diversion drains and earth banks; e) discharging down pipes away from the building site and onto a stabilised area within the lot or premises, until roof run-off pipes are provided.

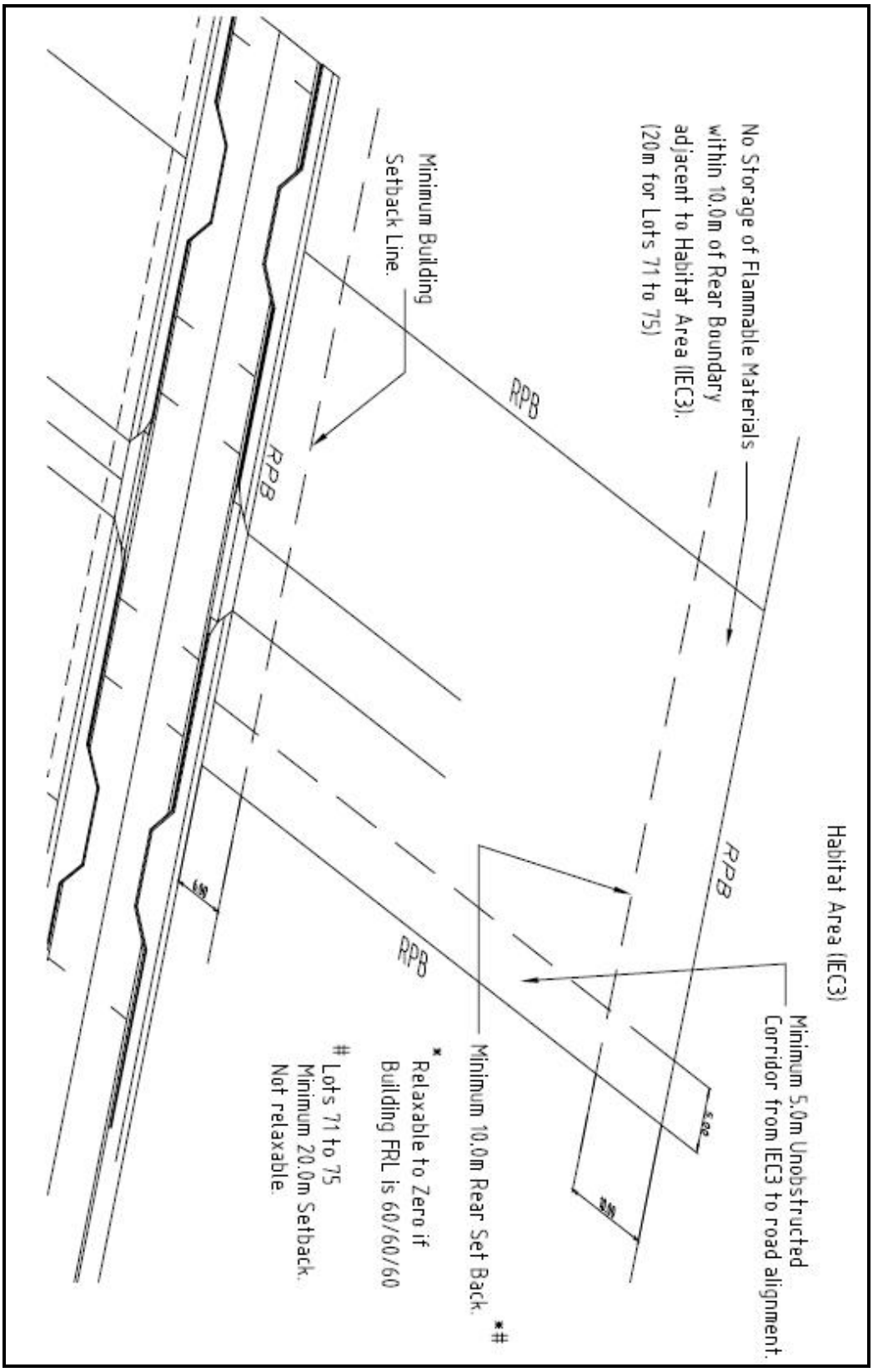


Figure 3.3.1 Edge Zone Building Siting

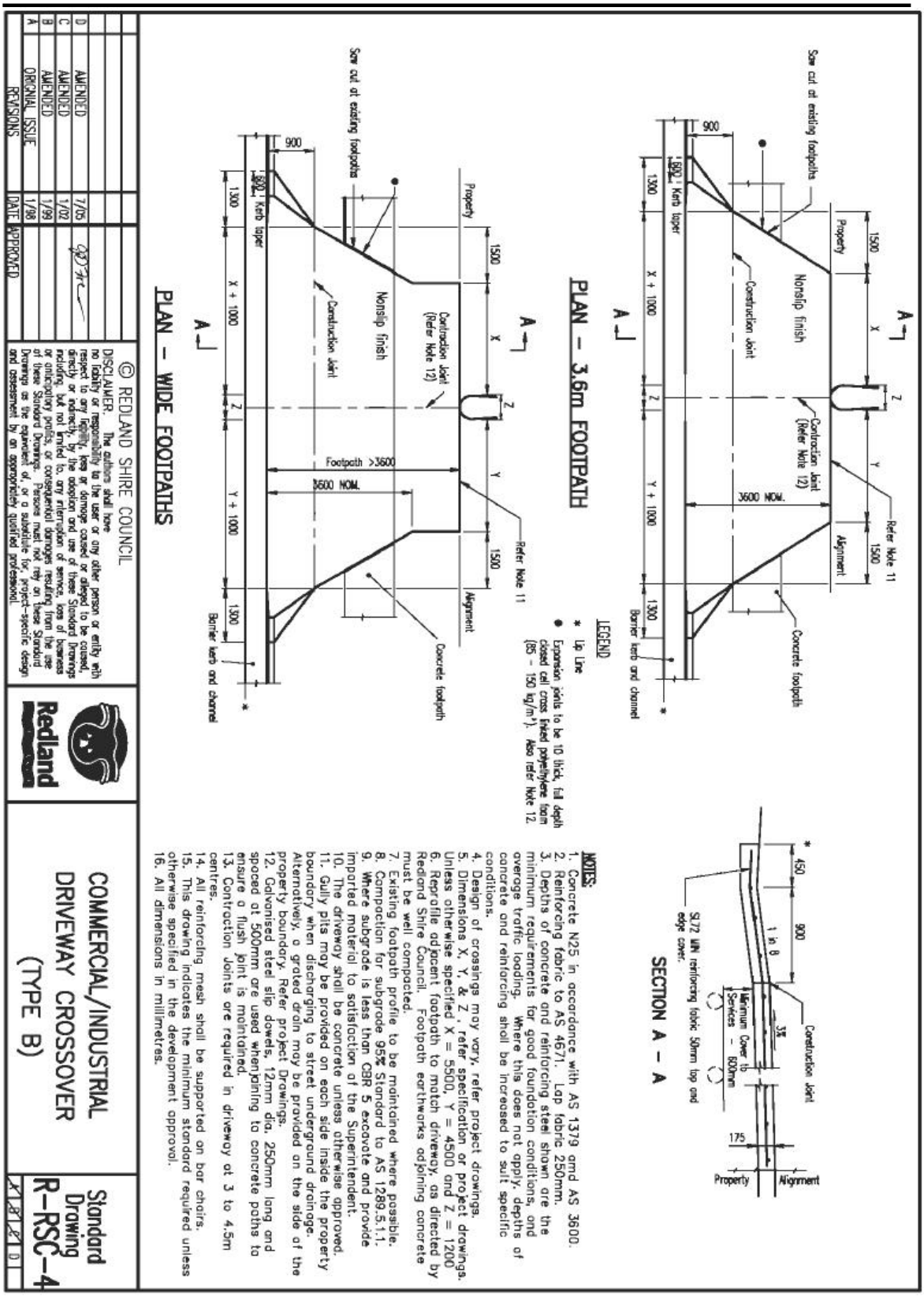


Figure 3.3.2 Standard Drawing R-RSC-4

Table 3.3.1 Minimum On-site Queuing Requirements

Car Parking Area Capacity (Spaces)	Number of Vehicle in Queue[7]
3 to 25	1 (6 metres)
26 - 50	2 (12 metres)
51 - 75	3 (18 metres)
76 - 100	4 (24 metres)
101 - 150	5 (30 metres)
151 - 200	6 (36 metres)
201 - 250	7 (42 metres)
Greater than 250	8 (48 metres), plus 1 percent of capacity over 250 spaces (rounded upwards)

Note[7] - Each vehicle is assumed to occupy 6 metres in length
- Where a standard drawing becomes superseded, compliance with the RPS or the relevant Australian Standard is required, whichever is the most current.

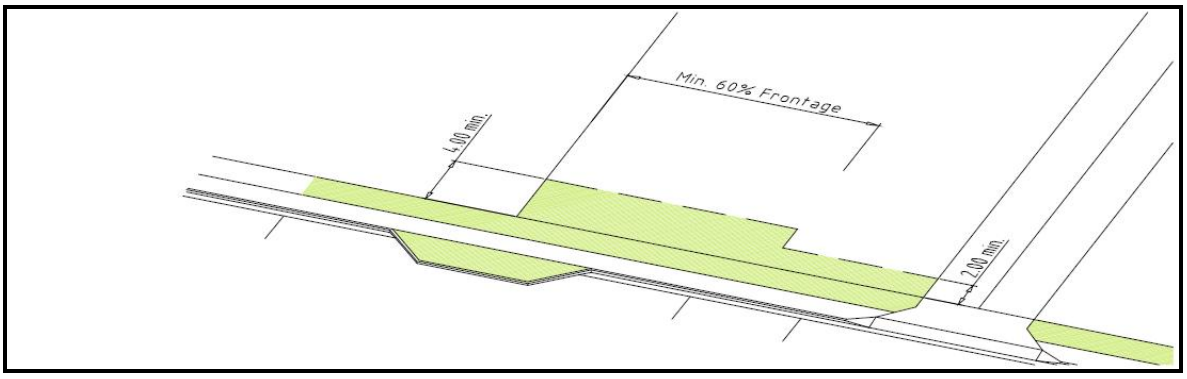


Figure 3.3.3 Collector Road Frontage Landscaping

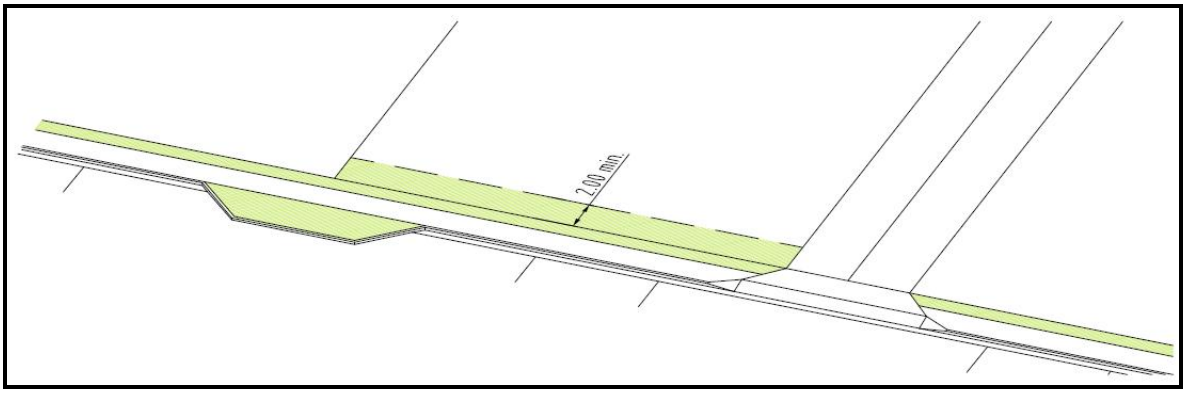


Figure 3.3.4 Access Road Frontage Landscaping

Table 3.3.2 Approved Species List

Botanical Name	Common Name	Botanical Name	Common Name
TREES			
Acmena smithii	Lilly Pilly	*Eucalyptus seeana**	Narrow-leaved Red Gum
Angophora woodsiana	Smudgee	*Eucalyptus siderophloia**	Grey Ironbark
Brachychiton acerifolius	Flame Tree	*Eucalyptus tereticornis**	Forest Red Gum
Callistemon salignus	Pink Tips	*Glochidion ferdenandi*	Cheese Tree
Corymbia intermedia	Pink Bloodwood	*Hymenosporum flavum*	Native Frangipani
Corymbia trachyphloia	Brown Bloodwood	*Lophostemon confertus**	Brush Box
Cupaniopsis anacardiodes	Tuckeroo	*Lophostemon suaveolens**	Swamp Box
Elaeocarpus reticulatus	Blueberry Ash	*Mallotus philippensis*	Red Kamala
Eucalyptus carnea	White Mahogany	*Melaleuca quinquenervia**	Broadleaf Paperbark
Eucalyptus pilularis	Blackbutt	*Pittosporum rhombifolium*	Australian Laurel
*Eucalyptus racemosa (E. signata)**	Scribbly Gum	*Rapanea variabilis*	Muttonwood
*Eucalyptus resinifera**	Red Mahogany	*Stenocarpus sinuatus*	Fire wheel
** Koala food and habitat trees (At least 80% of the trees within areas accessible to koalas must be koala food and habitat trees)*			
SHRUBS			
Banksia oblongifolia	Dwarf Banksia	*Jacksonia scoparia*	Dogwood
Banksia robur	Swamp Banksia	*Leptospermum polygalifolium*	Wild May
Babingtonia linifolia	Swamp Baeckea	*Melaleuca incana*	Honey Myrtle
Buckinghamia celcissima	Ivory Curl	*Pultenaea villosa*	Hairy Bush Pea
Dodoneaea spp	Hop Bush	*Prostanthera sp*	Mint bush
Grevillea sp	Grevillea	*Syzygium sp*	Lilly Pilly
Hibiscus splendens	Native Hibiscus	*Westringea sp*	
GROUND COVER, FEATURE PLANTS & CLIMBERS			
Alpinea coerulea	Native Ginger	*Helichrysum sp.*	Everlasting daisy
Anigozanthus spp	Kangaroo Paw	*Hibbertia scandens*	Guinea Flower
Dianella spp	Flax Lilly	*Lomandra sp*	Matt Grass
Doryanhes excelsa	Spear Lily	*Pandora jaminoides*	Bower Vine
Gahnia sp	Saw Sedge	*Xanthorrhoea sp*	Grass Tree
Grevillea sp	Grevillea		
Hardenbergia violacea	False Sarsaparilla		

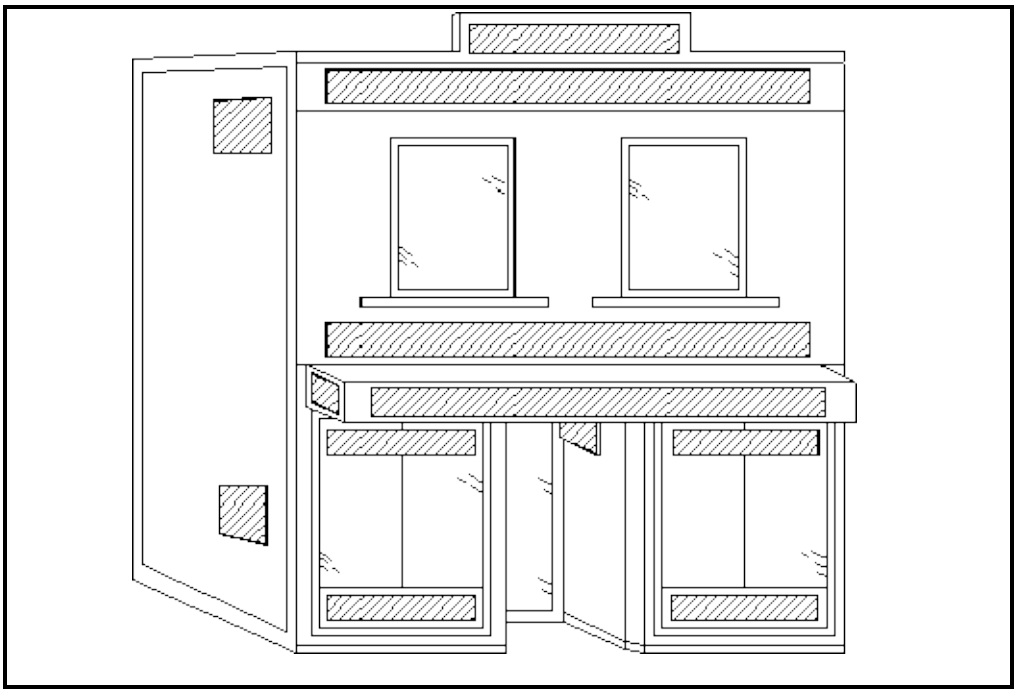


Figure 3.3.5 Signage Contained within Built Form

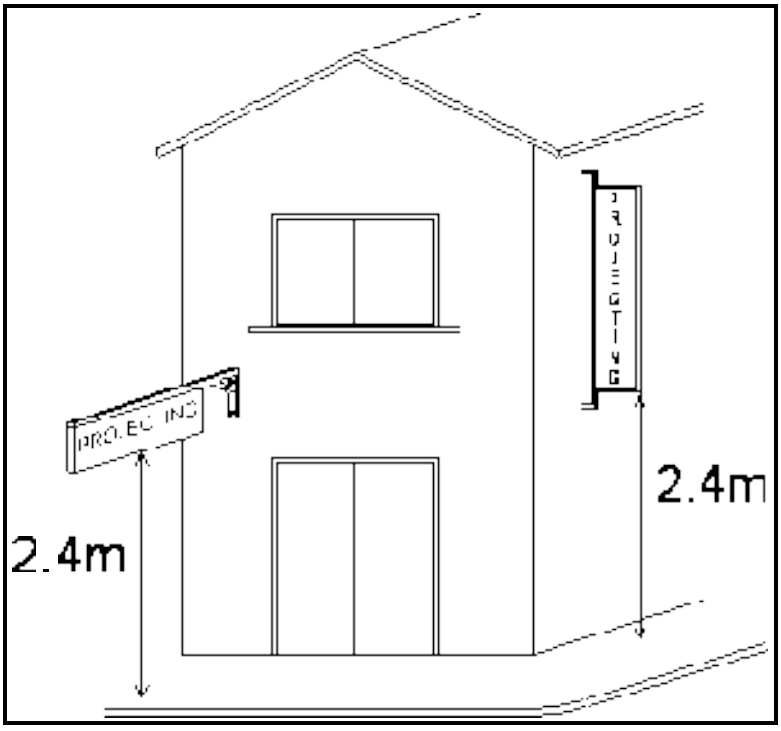
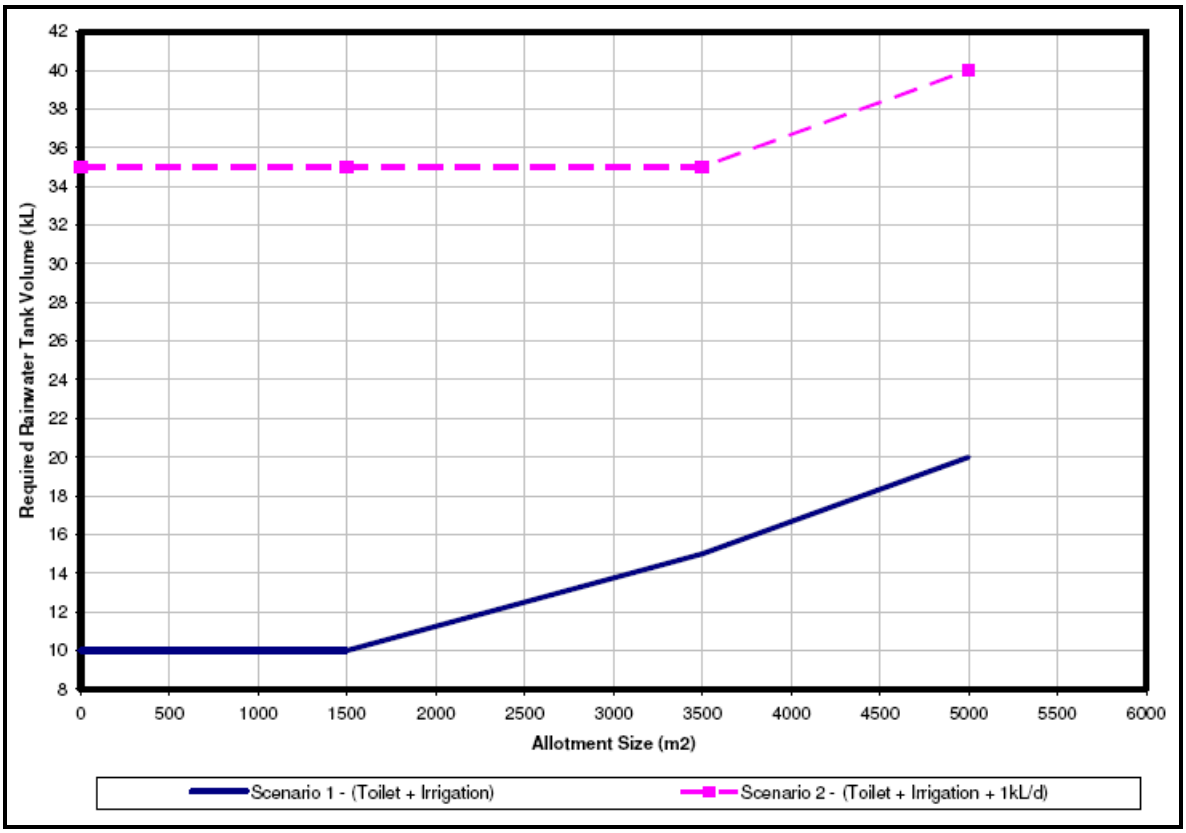


Figure 3.3.6 Projecting Wall Signs



- Scenario 1 includes Toilet Flushing and Irrigation at 2.0mm per day over 10% of allotment area.
- Scenario 2 includes Toilet Flushing, Irrigation at 2.0mm per day over 10% of allotment area and 1kL/day non-potable industrial use.

Figure 3.3.7 Tank Size required for Individual Lot Sizes

Table 3.3.3 Minor System Design Storm Event by Road Frontage Classification

Zone		Design Storm Event		
Zones	Lot	Collector Roads		Access Roads
		Longitudinal Drainage	Cross Road Drainage in Sag	Longitudinal and Cross Road Drainage
■ IEC 1 Precinct; ■ IEC 2 Precinct	10 percent AEP (10 year ARI)	10 percent AEP (10 year ARI)	2 percent AEP (50 year ARI)	10 percent AEP (10 year ARI)

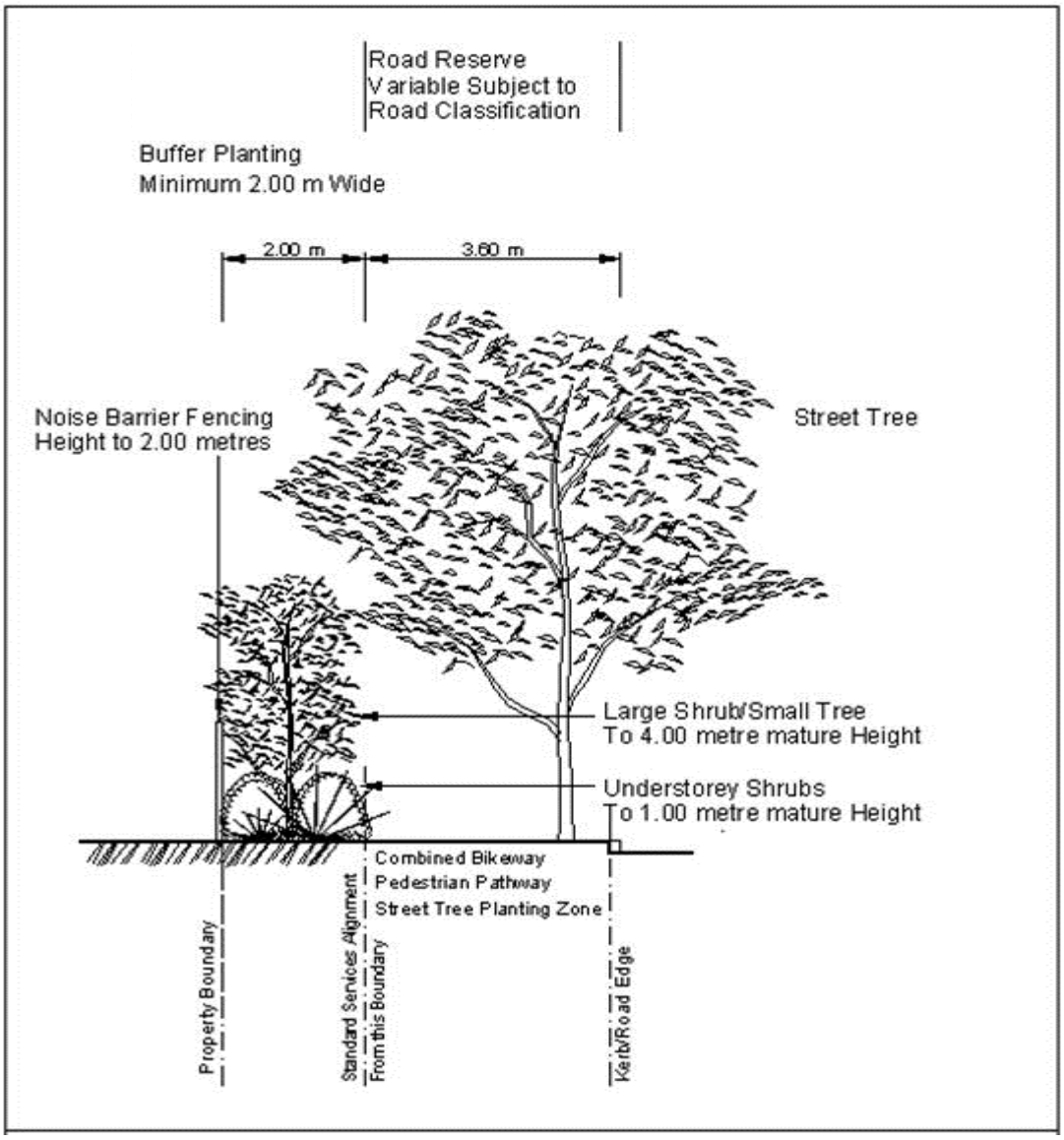


Figure 3.3.8 Landscaped Noise Buffer

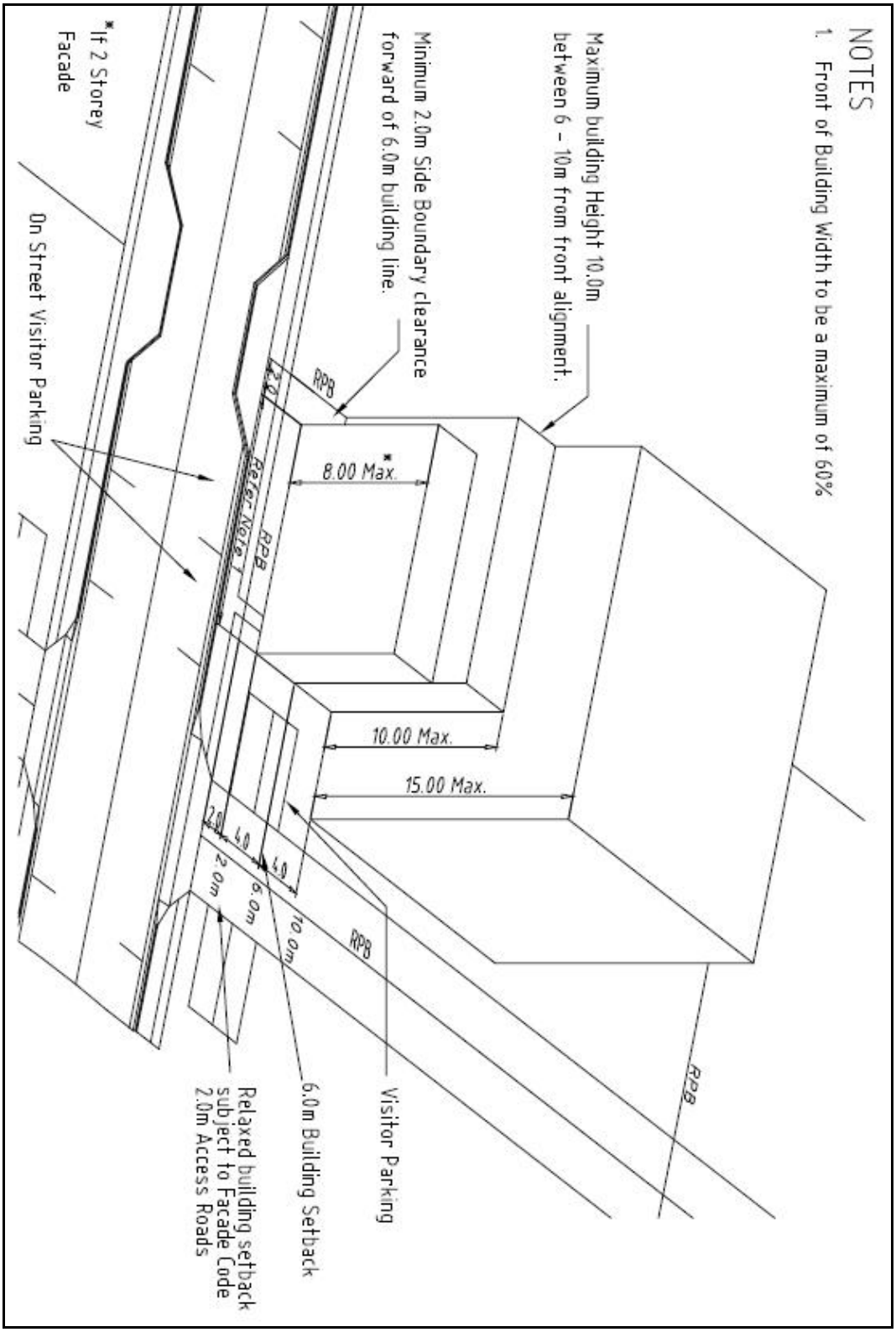


Figure 3.3.9 Access Road Building Envelope

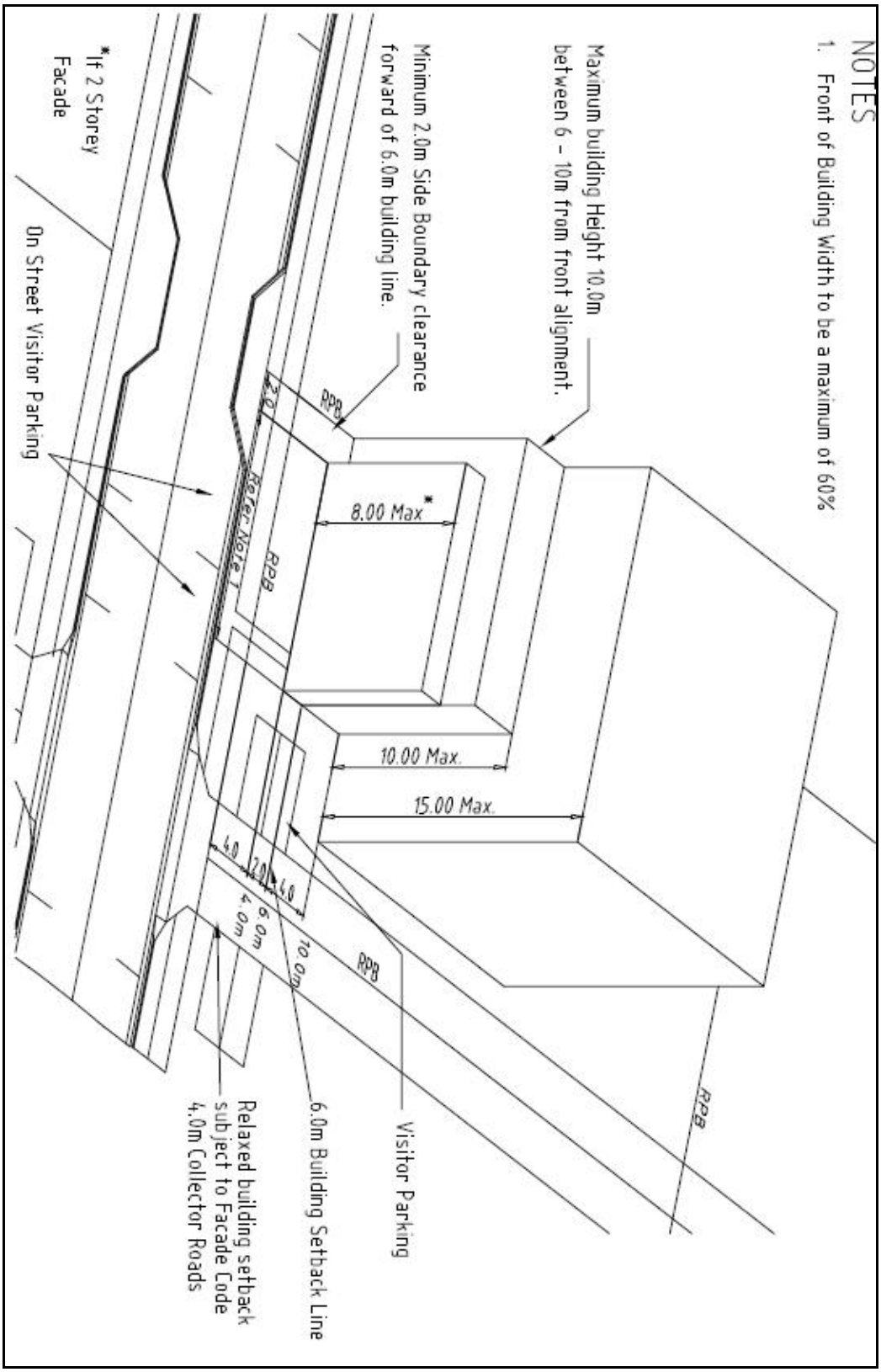


Figure 3.3.10 Collector Road Building Envelope

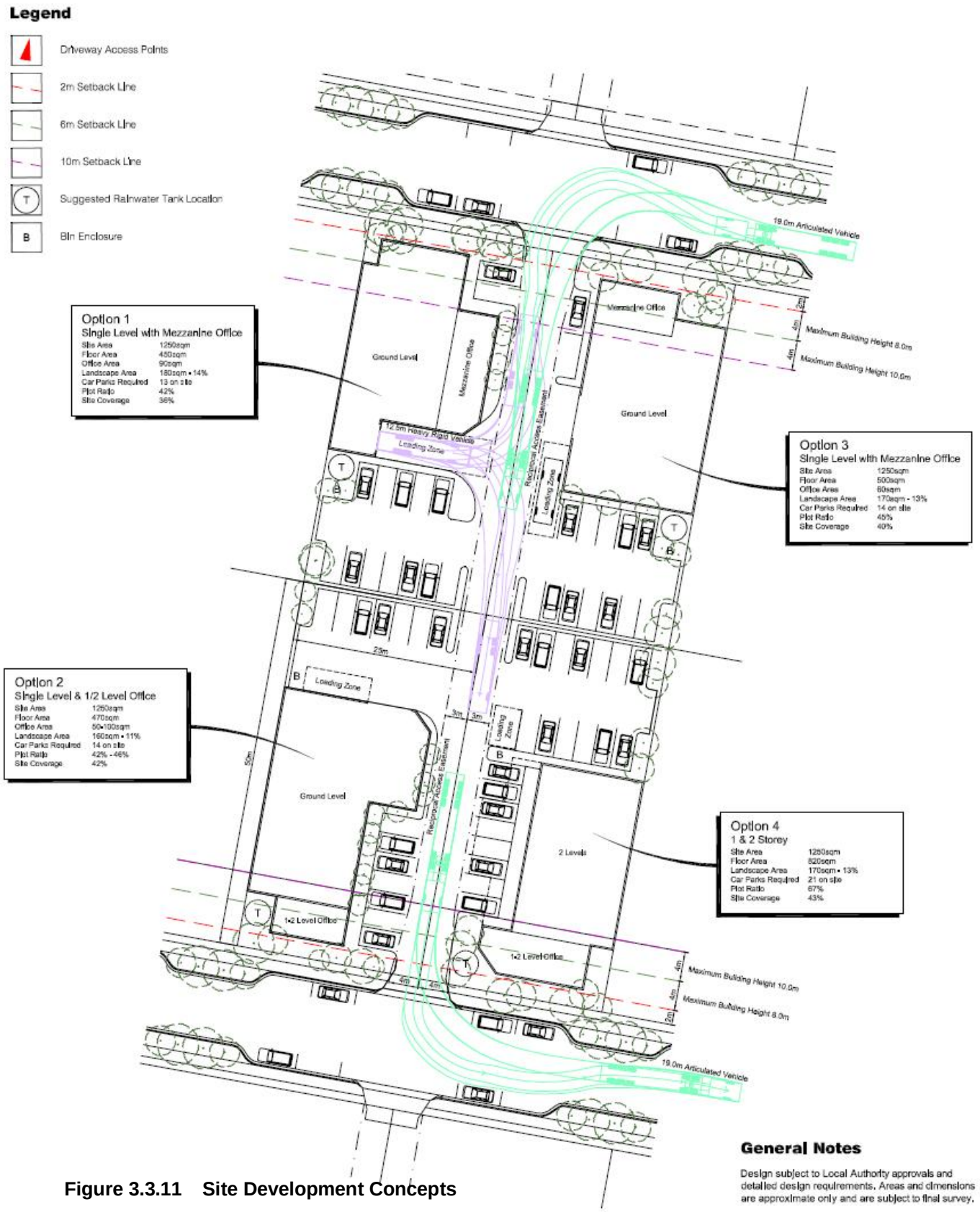


Figure 3.3.11 Site Development Concepts

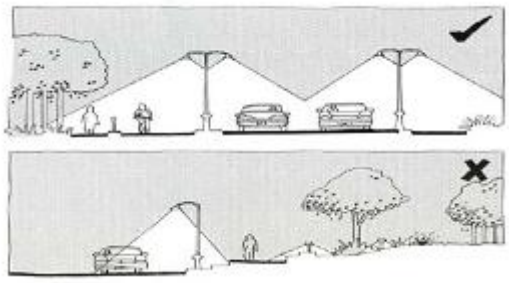


Figure 3.3.12 Lighting Design

3.4 SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS

3.4.1 Application of these Principles

The Integrated Employment Centre Specific Outcomes and Probable Solutions form part of this POD, and their application is outlined in section 2 of the POD. The guidelines provide further assistance and reference with respect to achievement of the design outcomes, and have been derived from the 'Visual Analysis Report' submitted to Redland City Council.

Table 3.4 – Specific Outcomes and Probable Solutions

ASSESSABLE DEVELOPMENT			
Specific Outcomes		**Probable Solutions**	
S1.1	**Uses and Other Development -** Uses and other development identified as inconsistent in Table1 are not established in the Integrated Employment Centre (IEC).	**P1.1**	(1) No probable solution identified.
S1.2	(1) The following activities are consistent in the zone - (a) the repair, servicing, assembling and making of a range of products; (b) storage and transport logistics activities; (c) the supply, repair and service of agricultural equipment; (d) value adding or further processing of primary products; (e) uses and other development that are suitable for co-location with a mix of industrial, transport, storage, and education uses.	**P1.2**	(1) No probable solution identified.
S1.3	(1) Other activities considered compatible are those that - (a) support - (i) industrial uses. (b) do not compromise - (i) the role and function of nearby centres; (ii) the Commercial Industry Zone; (iii) the limited land in the IEC; (c) require large land areas and industrial style and size buildings; (d) are ancillary to an industrial use; (e) serve the immediate workforce. (2) Uses and other development within precinct IEC3 are restricted to ensure the long term viability of environmental values associated with the lands.	**P1.3**	(1) Other activities include - (a) activities ancillary to an industrial use, including administration offices, display areas for products manufactured, assembled or finished on the site and with less than 500m^2 or 10 percent of the gross floor area of the use, whichever is the lesser. (b) emergency services.

ASSESSABLE DEVELOPMENT			
Specific Outcomes		**Probable Solutions**	
S1.4	Other development does not inhibit the ongoing operations and future economic opportunities of uses expected in the IEC.	**P1.4**	No probable solution identified.
S2.1	**Built Form and Density -** (1) Site layout - (a) uses the site efficiently and allocates sufficient areas for all activities related to the use; (b) provides for vehicle access to the use that does not adversely affect the function of the road from which the use is accessed; (c) locates employee parking, manoeuvring and loading/unloading areas to the side or rear of the site; (d) locates customer parking at visible locations that have easy and direct pedestrian access to building entries; (e) provides opportunities to consolidate and co-ordinate on-site parking and service areas; (f) is designed to maximize personal safety for employees and visitors to the site; (g) where having a common boundary with the land within the IEC 3 Precinct - (i) openings are not located in walls facing the common boundary; (ii) potentially noise emitting equipment, machinery or outdoor work areas are located as far as practical from these zones; (iii) built form does not result in the overshadowing or loss of privacy to properties in these zones. (2) Uses and other development within precinct IEC3 are restricted to low impact structures, predominantly for recreation purposes.	**P2.1**	(1) No probable solution identified. **Note -** Refer to Part 8 - Division 1 - Access and Parking Code for requirements related to vehicle access and parking outcomes.

ASSESSABLE DEVELOPMENT			
Specific Outcomes		**Probable Solutions**	
S2.2	(1) Setbacks of all buildings - (a) allow for the safe and efficient use of the site; (b) allow for planted landscaping along street frontages; (c) provide employee and visitor car parking at visible locations that have easy and direct pedestrian access to building entries; (d) contribute to the building form and provide an attractive streetscape; (e) enable the effective location of overland flow paths and utility infrastructure; (f) are increased where required to provide - (i) overland flow paths associated with stormwater management, (ii) other infrastructure; (iii) car parking; (iv) access to service areas; (2) On corner lots, setbacks to the secondary road are consistent with primary road setbacks.	**P2.2**	(1) Proposed setbacks comply with the Building, Siting and Massing requirements in Table 3.3 – Self-Assessable Development – Material Change of Use.
S2.3	(1) Building height minimises the visual impact of the large scale built form associated with the IEC.	**P2.3**	(1) Proposed building height complies with the Building, Siting and Massing requirements in Table 3.3 – Self-Assessable Development – Material Change of Use. (2) Building height is not to exceed 5 metres within the IEC 3 precinct.
S2.4	(1) Building design and materials – (a) achieve a high quality industrial style; (b) maximise active facades to the street frontage through locating offices, showrooms and customer service areas towards the front of the building; (c) limit expansive blank walls along the primary street frontage through horizontal and vertical variation, solid and void, shadow detail and colour; (d) utilise non-reflective materials (e) must be attractive from the street, with high quality architectural design and finishes.	**P2.4**	(1) Building design, form, materials and colour comply with the Building Design, Form, Materials & Colour requirements in Table 3.3 – Self-Assessable Development – Material Change of Use.

ASSESSABLE DEVELOPMENT			
Specific Outcomes		**Probable Solutions**	
S2.5	(1) Site coverage of buildings balances built and unbuilt areas to - (a) assist in retaining existing native plants; (b) provide space for on-site landscaping and planting; (c) provide areas for access, parking, manoeuvring, outdoor work and service functions; (d) facilitate stormwater management.	**P2.5**	(1) Site coverage complies with the Building, Siting and Massing requirements in Table 3.3 – Self-Assessable Development – Material Change of Use.
S2.6	(1) Lot sizes efficiently utilise this land resource while facilitating uses proposed in the IEC.	**P2.6**	(1) The creation of lots by Standard Format Plan is compatible with the anticipated lot mix for the Redlands Business Park, which includes – (i) 30% of lots between 1000m^2 and 1500m^2; (ii) 45% of lots between 1501 and 2500m^2; and (iii) 25% of lots greater or equal to 2501m^2. (2) Minimum lot frontage/average width is – (i) for standard and corner lots, 20 metres (ii) for standard internal street front lots, 20 metres (iii) for internal accessways, 10 metres
S2.7	(1) Lot layout, building orientation and design - (a) is climatically responsive through the incorporation of - (i) natural light; (ii) cross ventilation to minimise artificial heating and cooling; (iii) optimally located, sized and shaded windows, especially to the north and west; (b) is capable of being used or readily adapted for a number of uses throughout the life of the structure.	**P2.7**	(1) No probable solution identified.
S3.1	**Amenity –** (1) High quality landscaping including planting, paving and other components of the landscape are provided that -	**P3.1**	(1) Open space and landscaping comply with the Landscaping requirements in Table 3.3 – Self-

ASSESSABLE DEVELOPMENT			
Specific Outcomes		**Probable Solutions**	
	(a) are of a suitable scale relative to the road reserve width and the building size; (b) have regard to the nature and scale of the use and the need for any intensive screen planting where adjoining a sensitive environments; (c) are used to break up the visual bulk of large scale buildings; (d) are sensitive to site attributes and the surrounding natural environment; (e) create visual relief and shade particularly within car parking areas; (f) are used to screen outdoor storage, work and service or other obtrusive areas from public view; (g) are used to define building entrances and pedestrian paths.		Assessable Development – Material Change of Use. **Note -** For additional assessment criteria, refer to Part 8 - Division 1 - Access and Parking Code; Division 8 - Landscape Code.
S3.2	(1) Fences and non-building walls - (a) are visually attractive and contribute to or blend with planted landscaping and building materials; (b) provide an effective visual and acoustic screen to adjoining sensitive environments; (c) assist in highlighting entrances and pedestrian paths; (d) maximise safety and security; (2) Fences and non-building walls - (a) facilitate the movement of native animals through the site by: (i) not being erected in precinct IEC3; (ii) being located to direct native animal movement into and through precinct IEC3; (iii) being constructed of materials that inhibit native animals, particularly koala's, from scaling the fence and entering active work and vehicle areas.	**S3.2**	(1) Fences and walls comply with the Fences, Walls and Koala Movement requirements in Table 3.3 – Self-Assessable Development – Material Change of Use.
S3.3	(1) Signage clutter is minimised, especially to the external streetscape; (2) Communal signage is provided, preferably in the form of an architectural and landscaped feature.	**P3.3**	(1) Signage complies with the Signage requirements in Table 3.3 – Self-Assessable Development – Material Change of Use. **Note -** Refer to Part 7 - Division 1 - Advertising Device Code for signage

ASSESSABLE DEVELOPMENT			
Specific Outcomes		**Probable Solutions**	
			requirements.
S4.1	**Pollution Prevention -** (1) Noise and vibration emissions generated by the operational activities of the use are minimized by - (a) acoustically housing noise emitting plant and equipment; (b) locating away from sensitive environments - (i) major openings in buildings (ii) outdoor work areas.	**P4.1**	(1) Noise and vibration emissions comply with the Site Emission requirements in Table 3.3 – Self-Assessable Development – Material Change of Use.
S4.2	(1) Uses and other development minimise emissions of dust and odour and the generation of airborne pollutants; (2) Dust impacts of vehicle movements and stockpiling of materials are eliminated or mitigated.	**P4.2**	(1) Dust and odour emissions comply with the Site Emission requirements in Table 3.3 – Self-Assessable Development – Material Change of Use. **Note -** Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information relating to noise and air quality impacts.
S4.3	(1) Artificial lighting does not result in unreasonable disturbance to any person or activity; (2) Glare and reflection from the sun are minimised through material and glazing choice.	**P4.3**	(1) Lighting complies with the Site Emission requirements in Table 3.3 – Self-Assessable Development – Material Change of Use.

ASSESSABLE DEVELOPMENT			
Specific Outcomes		**Probable Solutions**	
S4.4	(1) Land contamination is minimised by - (a) ensuring storage, use and spillage of potential contaminants does not result in the contamination of land; (b) incorporating waste storage and collection measures that protect against spillage of contaminated materials; (c) ensuring storage areas for potentially contaminating substances are roofed and located on impermeable surfaces; (d) incorporating space for accidental spill areas to be bunded and the contaminant retained on-site in an impervious area/system, before removal by an approved means.	**P4.4**	(1) No probable solution identified.
S4.5	(1) Emission of contaminants, including heat, radioactivity, electromagnetic radiation or the like do not cause adverse environmental impacts; (2) The use or other development does not involve radioactive or biohazardous - (a) materials; (b) processes	**P4.5**	(1) No probable solution identified; (2) No probable solution identified.
S4.6	(1) Risks to people, property and the environment from hazards including, fire, explosion and chemical release are significantly reduced through prudent management.	**P4.6**	(1) The use is not defined in the *Dangerous Goods Safety Management Regulation 2001* as a- (a) Dangerous Goods Location or Large Dangerous Goods Location; (b) Major Hazardous Facility. **Note -** Refer to Schedule 1 and 2 of the *Dangerous Goods Safety Management Regulation 2001.* **Note –** To comply with pollution prevention criteria, a report by a suitably qualified professional including a Registered Professional Engineer of Queensland (RPEQ) will be required for consideration and approval by the Design Assessment Panel, indicating how the proposal is designed and managed to achieve site emission

ASSESSABLE DEVELOPMENT			
Specific Outcomes		**Probable Solutions**	
			objectives.
S5.1	**Environment –** (1) Uses and other development within precinct IEC3 maintain, enhance and protect environmental values by - (a) re-vegetating remaining degraded and cleared areas; (b) retaining and increasing native animal movement through the premises; (c) retaining as many native plants as possible; (d) preventing the introduction of non-native plants or animals into the premises; (e) controlling stormwater run-off and water quality; (f) maintaining overland drainage systems and waterways in their natural state; (g) restricting the need for excavation or fill; (h) reducing erosion and sediment run-off.	**P5.1**	(1) No probable solution identified.
S5.2	(1) Lot size and layout takes into account the slope, soil and substructure constraints of the land (2) Building layout and design is suitable for the slope, soil and substructure constraints of the land	**P5.2**	(1) No probable solution identified; (2) Buildings located on land with a slope of steeper than 15 percent (1 in 7) use multiple slabs that allow the structures to step down the slope. **Note -** Sites with an average slopes in excess of 15 percent (1 in 7) require a Geotechnical Analysis Report. Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works.
S5.3	(1) Minimise the need for excavation and fill by uses and other development being located and designed to - (a) prevent the unnecessary removal of native plants; (b) protect overland drainage flows; (c) reduce erosion and sediment run-off.	**P5.3**	(1) No probable solution identified. **Note -** Refer to Part 7 - Division 6 - Excavation and Fill Code for assessment criteria where the site requires earthworks.

ASSESSABLE DEVELOPMENT			
Specific Outcomes		**Probable Solutions**	
S5.4	(1) Landscaping - (a) incorporates plant species native to the local area; (b) maximises permeable surfaces to improve the quality and reduce the quantity of stormwater run-off; (c) is incorporated as a component of the stormwater management system; (d) acts as a filter for stormwater run-off from car parking areas contaminated by hydrocarbons	**P5.4**	(1) Landscaped areas contain native species in accordance with Table 3.3.2 Approved Species List. **Note -** For additional assessment criteria refer to Part 8 - Division 8 - Landscape Code; Division 9 – Stormwater Management Code.
S6.1	**Infrastructure –** (1) Uses and other development efficiently utilise existing infrastructure and does not inhibit future extension of infrastructure.	**P6.1**	(1) No probable solution identified.
S6.2	(1) Uses and other development are serviced by infrastructure including - (a) reticulated water; (b) reticulated sewerage; (c) energy; (d) telecommunications.	**P6.2**	(1) No probable solution identified.
S6.3	(1) Stormwater management for the site- (a) enhances water quality at receiving waters; (b) protects waterways from potential contamination; (c) effectively provides for overland drainage flows due to large hard stand and roof areas associated with built forms in this zone.	**P6.3**	(1) Stormwater management complies with Water Management requirements in Table 3.3 – Self-Assessable Development – Material Change of Use. **Note -** Refer to Part 8 - Division 9 - Stormwater Management Code for stormwater management assessment criteria.
S6.4	(1) Waste and recycling is managed to minimise impacts on the environment and nearby premises by - (a) ensuring secure storage of containers; (b) locating containers on impermeable surfaces; (c) screening waste storage are(a) from view;	**P6.4**	(1) Waste management complies with the Waste Management requirements in Table 3.3 – Self-Assessable Development – Material Change of Use. **Note -** Refer to Part 11 - Planning Scheme

ASSESSABLE DEVELOPMENT			
Specific Outcomes		**Probable Solutions**	
	(d) providing unobstructed and safe access for collection vehicles; (e) ensuring that traffic flow is not obstructed when collection vehicles service containers; (f) minimising odour impacts from containers; (g) incorporating effective solid and liquid waste prevention and minimisation measures into the operational aspects of the use.		Policy 9 - Infrastructure works for further information.
S6.5	(1) Vehicle access, parking facilities and service delivery areas are located and designed to - (a) minimise conflicts between pedestrians and cyclists with vehicles and service delivery vehicles; b) provide for integrated car parking and service delivery areas.	**P6.5**	(1) Access, driveways and parking comply with the Access, Driveway & Parking requirements in Table 3.3 – Self-Assessable Development – Material Change of Use. **Note -** For additional assessment criteria refer to Part 8 - Division 1 - Access and Parking Code; Division 7 - Infrastructure Works Code.

4.0 INCONSISTENT USES AND OTHER DEVELOPMENT

4.1 Inconsistent Uses and other development for Precinct IEC 1 and IEC 2

Aged Persons and Special Needs Housing
Agriculture
Airport
Animal Keeping
Apartment Building
Bed and Breakfast
Bulky Goods Showroom
Cemetery
Community Facility
Display and Sale Activity
Display Dwelling
Drive Through Restaurant
Dual Occupancy
Dwelling House
Extractive Industry
Forestry
Garden Centre
Health Care Facility
Home Business
Hospital
Hotel
Indoor Recreation Facility
Intensive Agriculture
Marine Services
Mobile Home Park
Multiple Dwelling
Night Club
Outdoor Dining
Outdoor Recreation Facility
Passenger Terminal
Place of Worship
Refreshment Establishment - where having more than 150m2 gross floor area
Relatives Apartment
Retail Warehouse
Roadside Stall
Shop – where having more than 200m2 gross floor area
Small Lot House
Tourist Accommodation
Tourist Park

4.2 Inconsistent Uses and other development for Precinct IEC3

Aged Persons and Special Needs Housing
Agriculture
Airport
Animal Keeping
Apartment Building
Bed and Breakfast
Brothel
Bulky Goods Showroom
Caretakers Dwelling
Car Wash Facility
Cemetery
Child Care Centre
Commercial Office
Community Facility
Display and Sale Activity
Display Dwelling
Drive Through Restaurant
Dual Occupancy
Dwelling House
Education Facility
Emergency Services
Estate Sales Office
Extractive Industry
Forestry
Funeral Parlour
Garden Centre
General Industry
Health Care Centre
Heavy Industry
High Impact Industry
Home Business
Hospital
Hotel
Indoor Recreation Facility
Institution
Intensive Agriculture
Landscape Supply Depot
Marine Services
Mobile Home Park
Multiple Dwelling
Night Club
Outdoor Dining
Outdoor Recreation Facility
Passenger Terminal
Place of Worship
Produce Store
Refreshment Establishment
Relatives Apartment
Retail Warehouse
Roadside Stall

Rural Enterprise
Service Industry
Shop
Small Lot House
Telecommunications Facility
Tourist Accommodation
Tourist Park
Vehicle Depot
Vehicle Parking Station
Vehicle Repair Premises
Veterinary Surgery
Warehouse
Creating lots by subdividing another lot by standard format plan.

5.0 RECOMMENDED FLOOD LEVELS FOR COMMUNITY INFRASTRUCTURE AND RECOMMENDED NOISE LEVELS

Table 5.1 – Recommended Flood Levels for Community Infrastructure

TYPE OF COMMUNITY INFRASTRUCTURE	RECOMMENDED FLOOD LEVEL (AEP)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
State-controlled roads Works of an electricity entity not otherwise listed in this table Railway lines, stations and associated facilities Aviation facilities Communication network facilities	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Reference - *State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, as amended from time to time.*

Table 5.2 – Noise Level at Boundary of IEC

Period	Noise Level at Boundary of IEC
7.00am - 8.00pm	Background noise level plus 10dB(A)
8.00pm - 7.00am	Background noise level plus 8 dB(A)

6.0 DEFINITION OF LAND USES

Land uses are as defined in the table 6.1 below.

Table 6.1 – Definition of Land Uses

LAND USE	DEFINITION
Brothel	Has the meaning given to it in the *Prostitution Act 1999*.
Caretakers Dwelling	Means the use of premises for caretaker purposes, where a person residing in the dwelling unit is employed on the site and the dwelling unit is used in connection with a non-residential use conducted on the site. The term does not include any dwelling unit made available for private rental purposes.
Car Wash Facility	Means the use of premises for the cleaning of motor vehicles by a manual, automatic or partly automatic process, including high-pressure washing. The term includes, but is not limited to, the washing of cars, motorcycles, boats and trucks.
Education Facility	Means the use of premises for the systematic training and instruction designed to impart knowledge and develop skill. The term includes – • a primary school, secondary school, university, academy, boarding school, college, lecture hall, sheltered workshop, and technical college; • ancillary facilities such as residential accommodation associated with the primary use.
Emergency Service	Means the use of premises for a fire station, ambulance station, first aid station, police station or State Emergency Service and uses of a like nature.
Estate Sales Office	Means the use of premises within a subdivision estate or development site, to assist in the display and sale of that land and/or buildings on that land.
Funeral Parlour	Means the use of premises to arrange and conduct funerals, memorial services and uses of a like nature. The term includes ancillary facilities such as a mortuary, crematorium, funeral chapel or administration area used in connection with the primary use.
General Industry	Means the use of premises for any industrial activity which is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site - (a) Chemical, products and activities - (i) chemical storage - storing chemicals, including ozone

LAND USE	DEFINITION
	depleting substances, gases or dangerous goods up to 10 m^3; (b) fabricated metal product activities - (i) metal foundry - commercially producing metal castings - using ferrous metals, moulds and non ferrous metals in works producing up to 20 tonnes a year; (ii) boiler making or engineering - commercial boiler making, electrical machine manufacturing or building or assembly of agricultural equipment, motor vehicles, trains, trams or heavy machinery; (iii) metal forming - pressing, forging, extending, extruding or rolling metal, forming metal into plate, wire or rods or fabricating sheet metal; (iv) abrasive blasting - commercially cleaning equipment or structures using a stream of abrasives. The term does not include high-pressure water, steam or air; unless an abrasive material is included in the pressure stream; (v) metal surface coating - enamelling, electroplating, anodising or galvanising in works having an annual throughput of metal products of up to 10,000 tonnes; (vi) metal recovery - commercially operating a scrap metal yard or dismantling automotive or mechanical equipment including debonding brake or clutch components; (vii) metal recovery from disassembling and dismantling electrical equipment such as computers; (c) non metallic mineral product manufacturing - (i) clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing up to 10 tonnes per year; (ii) concrete batching - commercially producing concrete or producing concrete products by mixing cement, sand, rock, aggregate or other similar materials~~;~~ (d) food processing - (i) beverage production - commercially producing any beer or other alcoholic or non-alcoholic beverage in works producing up to 200,000 litres per year; (ii) milk processing - separating, evaporating or processing milk, other than on a farm, or manufacturing evaporated or condensed milk, cheese, butter, ice cream or other dairy product in works producing up to 200 tonnes per year; (iii) edible oil processing - commercial vegetable oil or oilseed processing in works producing up to 1,000 tonnes per year; (iv) bottling or canning food- bottling or canning food in works producing up to 200 tonnes per year; (v) seafood processing - commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood in works

LAND USE	DEFINITION
	with a design production capacity of up to 100 tonnes per year; (vi) smoking, drying or curing works - smoking, drying or curing meat, fish or other edible products by applying heat, smoke or other dehydration method in works, other than when conducted on limited basis in premises separately defined as a shop located in a centre, with a design production capacity of up to 200 tonnes or more a year; (vii) flour milling - commercial processing of grain crops by crushing, grinding, milling separating or sizing in works having a design production capacity of up to 1000 tonnes; (viii)pet, stock, aquaculture food manufacture - commercially manufacturing or processing pet, stock or aquaculture food, other than an abattoir, slaughter house, rendering works or animal glue or gelatin works, using a facility which produces up to 200 tonnes a year; (e) wooden product manufacturing - (i) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including for example, a product made by a cabinet maker, joiner or other wood worker, in a facility; (ii) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including the manufacture of chipboard, laminated board and wood veneer products up to 2500 tonnes per year; (iii) sawmilling or wood-chipping - sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing up to 500 tonnes per year; (f) miscellaneous industrial activities - (i) battery recycling - operating a facility for receiving and recycling or reprocessing any kind of battery; (ii) boat building construction; (iii) commercially manufacturing substrate for mushroom growing; (iv) plastic manufacturing - commercially manufacturing plastic or plastic products in works producing up to 5 tonnes per year; (v) plaster manufacturing - manufacturing or processing plaster in works producing up to 200 tonnes per year. This includes the production of plasterboard and other plaster products; (vi) tyre recycling - operating a facility for receiving and commercially recycling or reprocessing tyres including retreading; (vii) printing - commercially screen printing or printing, other than photocopying and photographic printing, including advertising material, magazines, newspapers, packaging and stationery;

LAND USE	DEFINITION
	(viii) storage of building, construction materials, equipment and plant as part of a contractors depot where those goods and materials are not available for sale or hire to the general public. The term does not include any use defined as a large dangerous goods location or major hazard facility.
Hospital	Means the use of premises for medical or psychiatric care and the treatment and residence of patients. The term includes ancillary facilities such as administrative offices, canteens and kitchens.
Minor Utility	Means the use of premises by or on behalf of an entity authorised under law to undertake the provision or maintenance of infrastructure associated with – • collection, treatment, storage, transmission or distribution of water, sewerage, waste, electricity, gas or communications services; • facilities required to mitigate hazards from flood waters or to collect, store, dispose or enhance water quality of stormwater; • movement networks including road, rail, air, water, pedestrian or cycle and associated controls and facilities, such as bus shelters, signage, traffic lights and the like; where these activities are limited to the following - (a) general – • works below the surface of the ground of a road reserve, such as a conduit or pipe installation; or • the installation or maintenance of plant or equipment inside an existing building or structure of an existing facility or service; or • the construction or use of any building or structure having a gross floor area of less than 50m2 and a height less than 5 metres; or • the use of land less than 1500m2 in area; or (b) for electricity purposes – • the installation or erection of an electricity distribution or supply network, and any components of such a network, which operates at voltages less than 33 kilovolts, such as poles and lines; or • the installation or erection of a new or replacement electrical transmission line on land on which such a line has already been erected and which is identified as a future line for the electricity provider; or (c) for gas purposes – • the installation of a gas supply system, including tanks, on private land in order to serve a use on that premises; • does not involve generators or similar to infuse air into the liquid gas; or (d) for communication purposes –

LAND USE	DEFINITION
	• "low impact facilities" as defined by the Telecommunications Act 1997, Telecommunications (Low Impact Facilities) Determination 1997 and Amendment No. 1 of 1999.
Outdoor Dining	Means the use of public land in association with premises where food or drink is consumed. This term includes any furniture, shade devices, bollards, planter boxes, or any other streetscape fixtures used for the purpose of outdoor dining.
Outdoor Recreation Facility	Means the use of premises either publicly or privately owned, for playing of a game, recreation, instruction, athletics, sport and entertainment where these activities take place primarily outdoors whether they are used for the purpose of gain or not. The term includes: • sporting fields, athletics tracks, race tracks, equestrian uses, swimming pools, golf courses, driving ranges and tennis courts, but excludes private tennis courts; • ancillary facilities including a clubhouse, whether licensed or not.
Park	Means the use of premises to which the public has rights of access free of charge for recreation and enjoyment. The term includes ornamental gardens, environmental or scenic reserves, any infrequent use for a sport or form of athletics conducted on an informal basis, picnic areas and children's play areas.
Produce Store	Means the use of premises for the display and retail sale of goods which are normally used in carrying out agriculture or intensive agriculture. This term includes in combination, animal fodder, chemical fertilisers for primary production, seeds, bulk veterinary supplies and farm clothing.
Refreshment Establishment	Means the use of premises for a cafe, fast food outlet, milk bar, refreshment kiosk, restaurant, snack bar, take-away food premises, tea garden, tea room or uses of a like nature. The term includes ancillary activities that involve entertainment or the consumption of liquor.
Road	Means as in accordance with the *Transport Infrastructure Act 1994* – • an area of land dedicated to public use as a road; or • an area that is open to or used by the public and is developed for, or has as one of its main uses, the driving or riding of motor vehicles; or • a bridge, culvert, ferry, ford, tunnel or viaduct; or • a pedestrian or bicycle path; or • any part of a bridge, culvert, ferry, ford, tunnel, viaduct or path mentioned in (a)-(d).
Service Industry	Means the use of premises for a small scale, low impact industrial activity which is intended to provide industry services to the general public or is similar to

LAND USE	DEFINITION
	those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site – (a) making of the following – • artificial flowers; • bread, cakes and pastry; • dental prostheses; • fashion accessories; • garments; • jewellery; • optical goods, being spectacles and the like; • soft furnishings; • toys; (b) assembling the following from components manufactured elsewhere – • aids and appliances for people with a disability; • audio-visual equipment; • barbeques; • blinds; • furniture; • portable domestic electrical appliances; • domestic light fittings and accessories; • scientific instruments; • sports equipment, other than ammunition, vehicles and water craft; • television and video equipment; (c) repairing and servicing the following – • blinds; • cameras or other photographic equipment; • canvas goods, tents and camping soft goods; • computers and computer equipment; • electronic instruments and equipment; • garments; • mowers, including motor mowers and portable gardening equipment; • optical goods, being spectacles and the like; • domestic electrical appliances; • power and other tools; • scientific instruments; (d) providing the following services – • book binding; • document duplicating or copying or photocopying; • engraving by hand; • laboratory facilities; • locksmith services; • photographic film processing; • picture framing; • plan printing; • restoration of small articles of a personal or domestic nature or works of art;

LAND USE	DEFINITION
	• studio facilities for film, theatre or television. The term does not include any use defined as a dangerous goods location, large dangerous goods location or major hazard facility.
Shop	Means the use of premises for the purpose of displaying or offering goods or personal services for retail sale or hire. The term includes supermarkets, chemists, newsagent, boutiques or the like and the incidental storage of such goods on the same premises.
Telecommunications Facility	Means the use of premises for the installation of any equipment or infrastructure used to receive and transmit telecommunications that is constructed by a carrier licensed by the Commonwealth Government. This term includes cables, telephones, freestanding towers, poles, dishes, antennae and equipment shelters. The term does not include 'Low Impact Facilities' as defined by the *Telecommunications Act 1997*, *Telecommunications (Low Impact Facilities) Determination 1997* and *Amendment No.1 of 1999*.
Temporary Use	Means the irregular or infrequent use of premises for sport, recreation, entertainment or cultural activities that does not require the construction of a permanent building or the installation of permanent infrastructure or services. A temporary use does not exceed 21 days in any 12 month period with not one single period exceeding 10 days duration.
Utility Installation	Means the use of premises for any of the following – • a public facility that collects, stores and treats water, wastewater, sewage or other solid or liquid waste; such as a sewerage treatment plant, water reservoir, water treatment plant, waste management facility or the like; or • a facility that commercially generates electricity using energy derived from water, wind or sun; or • a facility that distributes energy derived from electricity, gas, oil or the like; such as an electrical substation, gas storage facility or the like; or • a public or commercial facility for the broadcasting of television or other medium, such as radio; or • a movement network and associated facilities for transport by rail or air. This term includes maintenance and storage depots used in conjunction with the use.
Vehicle Depot	Means the use of premises for the storage, for commercial or public purposes, of more than one motor vehicle, including taxis, buses, trucks and uses of a like nature. The term includes the ancillary servicing, repair and cleaning of vehicles stored on premises.
Vehicle Parking Station	Means the use of premises for the parking of vehicles where the parking is not ancillary to some other use on the same premises.

LAND USE	DEFINITION
Vehicle Repair Premises	Means the use of premises for the carrying out, either with or without servicing, of repairs to motor vehicles, including motor vehicle components such as radiators and windscreens, farm machinery or boats. The term includes panel beating, spray painting and car detailing.
Warehouse	Means the use of premises for the storage of goods, merchandise or materials in a building or buildings not associated with another use on the premises. The term includes a self-storage facility and freight depot.