

### 3.3 Code for Development and Use of Rural Service Industries

#### (1) Site Suitability

#### PURPOSE

This purpose of this code is to encourage the development and use of suitable rural service industries on rural, industrial or suitable commercial land having particular regard to the character and use of land in the locality and the nature of the proposed use, while ensuring that likely environmental impacts are managed to acceptable levels.

#### PURPOSE

To provide for rural service industries to be established on suitable land having particular regard to topography, accessibility, provision for utility services, surrounding land use and the desired character of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Premises must be at a suitable location having particular regard to:</b></p> <ul style="list-style-type: none"> <li>• the nature and scale of the use;</li> <li>• the desired character of the precinct;</li> <li>• accessibility;</li> <li>• nature conservation values;</li> <li>• topography;</li> <li>• land adaptability;</li> <li>• provision of utility services; and</li> <li>• surrounding land use.</li> </ul>	<p><b>A1.1</b> Premises are established in one of the following precincts:</p> <ul style="list-style-type: none"> <li>• Core Industry;</li> <li>• Business and Industry;</li> <li>• Sustainable Cane Lands;</li> <li>• Sustainable Horticultural Lands,</li> <li>• Sustainable Pastoral Lands;</li> <li>• General Rural Lands</li> <li>• Village Centre precinct; or</li> <li>• Local Centre precinct in a rural locality</li> </ul> <p><b>AND</b></p> <p><b>A1.2</b> Premises are located so that material and product haulage routes that do not pass through residential or rural residential areas.</p> <p><b>AND</b></p> <p><b>A1.3</b> Premises (not being used for cane tramway purposes) on land which is neither</p> <ul style="list-style-type: none"> <li>• good quality agricultural land; or</li> <li>• an environmentally sensitive area.</li> </ul> <p><b>AND</b></p> <p><b>A1.4</b> Premises established on a site provided with a reliable water supply and electricity.</p>
<p><b>P2 Premises must be established on a site having:</b></p> <ul style="list-style-type: none"> <li>• sufficient area and dimensions to accommodate the building or buildings, associated parking area, service vehicle provisions, storage areas, landscaping, and on-site vehicle movement;</li> <li>• an adequate water supply;</li> <li>• vehicle access on appropriate standard roads; and</li> <li>• suitable provision for waste disposal.</li> </ul>	<p><b>A2.1</b> The site is a regular shape having an area of at least 2000sqm and an average width of not less than 40 metres in a Core Industry precinct, an 1000sqm and 25 metres elsewhere.</p> <p><b>AND</b></p> <p><b>A2.2</b> On-site vehicle access, parking and movement provisions comply with the relevant Acceptable Measures of Councils Parking <i>Code for Transport, Traffic and Parking</i>.</p>

(2) Site Layout

**PURPOSE**

To provide for a coherent site layout that provides an efficient, safe and attractive working environment and protects the amenity of any adjoining or nearby residential development or other sensitive receiving environment.

Performance Criteria P5, P6 and P7 apply to uses involving the handling, treating, processing or packing of products and/or workshops for servicing plant and equipment.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 The site layout must take into account on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use.</b></p>	<p><b>A1</b> For assessable development the premises are established in accordance with an approved site layout plan showing how the considerations referred to in the performance criteria have been taken into account.</p>
<p><b>P2 Premises including any non-residential buildings, structures, open use areas and landscaping must be sited to ensure that:</b></p> <ul style="list-style-type: none"> <li>• the amenity of adjoining land in regard to noise, spill lighting and smell; and</li> <li>• the rural or village character of the locality, are maintained.</li> </ul>	<p><b>A2.1</b> Other than in Village Centres or industrial precincts, non-residential buildings, structures and open use areas are setback not less than:</p> <ul style="list-style-type: none"> <li>• 40 metres from the Bruce Highway, the Sunshine Motorway or any State controlled arterial road frontage of the site</li> <li>• 20 metres from any road frontage of the site,</li> <li>• 10 metres from all other site boundaries, and</li> <li>• 100 metres from any existing dwelling on surrounding sites.</li> </ul> <p><b>AND</b></p> <p><b>A2.2</b> On-site landscaping is established and maintained so as to:</p> <ol style="list-style-type: none"> <li>(a) retain existing native vegetation;</li> <li>(b) effectively screen all non-residential buildings, structures and outdoor use areas from view from surrounding roads and dwellings;</li> <li>(c) have a minimum area of 10% of the total use area of the site; and</li> <li>(d) comply with the provisions of the Code for Landscaping Design.</li> </ol>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P3 The site layout must contribute as much as possible to water conservation.</b></p>	<p>A3 Landscaping is established and maintained to maximise summer shading and in accordance with the relevant provisions of Councils Code for Landscaping Design.</p>
<p><b>P4 Where the site is not being fully developed at one time, the layout must allow for later development to be carried out in an orderly and efficient manner.</b></p>	<p>A4 The layout of any early stage of site development allows for the orderly and efficient development of the balance of the site.</p>
<p><b>P5 WASTE STORAGE</b>  <b>Premises must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are suitably located for use, servicing and to minimise impacts on the amenity of users, occupiers and neighbours of the premises.</b></p>	<p>A5.1 Each industrial site has a level area provided for the permanent storage of waste and recyclable items in standard waste containers. Each such waste storage area:</p> <ul style="list-style-type: none"> <li>(a) is easily accessed and convenient to use, and</li> <li>(b) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and</li> <li>(c) is located within 40 metres of the service point and for steep properties is located adjacent to the service point, and</li> <li>(d) is not located adjacent to the living, eating, working or customer areas of neighbouring properties, and</li> <li>(e) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, and</li> <li>(f) is of sufficient area to fully contain the required number of waste containers, and</li> <li>(g) is a constructed hardstand area with screening.</li> </ul> <p><b>AND</b></p> <p>A5.2 Where waste services other than kerbside wheelie bin services are to be used, service points for servicing of the waste containers are provided on the site such that:</p> <ul style="list-style-type: none"> <li>(a) the permanent waste storage areas are also the service points and are located to allow servicing of the bins directly, or</li> <li>(b) a hardstand area is constructed at each service point for the temporary storage of waste containers awaiting servicing and this area meets acceptable measures A1.1(d) and A1.1(f) and where servicing is more frequent than twice weekly A1.1(e).</li> </ul> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>(c) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred.</li> </ul>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P5 continued</b></p>	<p><b>AND</b></p> <p><b>A5.3</b> Where waste areas cater to more than 2 wheelie bins or any waste containers other than wheelie bins, a waste wash-down area is provided for the regular cleaning of waste containers if the waste includes putrescible or wet waste. This waste wash-down area meets the following criteria:</p> <ul style="list-style-type: none"> <li>(a) is incorporated into the waste storage area, or is located such that waste containers can be easily moved to the waste wash-down area, and</li> <li>(b) is not located adjacent to customer, eating or living areas of any unit or neighbouring property, and</li> <li>(c) the floor is graded to fall to a drainage point located within the wash-down area, and</li> <li>(d) drainage is by means of a trapped gully connected to the sewer, and</li> <li>(e) rainfall and other surface water can not flow into the wash-down area, and</li> <li>(f) a hosecock is located in the vicinity of the wash-down area.</li> </ul>
<p><b>P6 WASTE SERVICING</b>  <b>Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact to surrounding land uses and users of the area.</b></p>	<p><b>A6.1</b> The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are:</p> <ul style="list-style-type: none"> <li>(a) clearly separated from car parking bays, loading bays and any other similar areas, and</li> <li>(b) Clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and</li> <li>(c) Clear of footpaths and pedestrian access, and</li> <li>(d) not in front of shop entrances or residential premises, and</li> <li>(e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and</li> <li>(f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and</li> <li>(g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and</li> <li>(h) serviced at a maximum frequency of twice per week.</li> </ul> <p><b>AND</b></p> <p><b>A6.2</b> Waste service points which are accessed by entering the property are located so that:</p> <ul style="list-style-type: none"> <li>(a) traffic flow during servicing is not impeded, and</li> <li>(b) the collection vehicle remains entirely on the property during servicing, and</li> </ul>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES WASTE STORAGE
<p><b>P6 continued</b></p>	<ul style="list-style-type: none"> <li>(c) they are clearly separated from car parking bays, loading bays and any other similar areas, and</li> <li>(d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and</li> <li>(e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and</li> <li>(f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property.</li> </ul> <p><b>AND</b></p> <p><b>A6.3</b> Where the service point is accessed by a private access roadway or entry to the property, this roadway :</p> <ul style="list-style-type: none"> <li>(a) is constructed to allow unobstructed access to and from the service point, and</li> <li>(b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and</li> <li>(c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and</li> <li>(d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and</li> <li>(e) minimises the need for reversing (maximum 60m depending on the site), and</li> <li>(f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.</li> </ul>
<p><b>P7 WASTE MINIMISATION</b>  <b>Accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.</b></p>	<p><b>A7.1</b> Each waste storage area includes recycling provisions and:</p> <ul style="list-style-type: none"> <li>(a) has sufficient space to store all the recycling containers within the waste storage area, and</li> <li>(b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s).</li> </ul> <p><b>AND</b></p> <p><b>A7.2</b> For any industrial activity which requires and environmental licence or is a notifiable activity under the Environmental Protect Act, recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Scheme Policy No. 10, and which demonstrates the proposals satisfaction of the performance criteria.</p>

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(3) Environmental Performance

**PURPOSE**

To avoid causing environmental harm particularly having regard to any standards adopted by Council and to State and national legislative requirements.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES																																																			
<p><b>P1 AIR QUALITY</b>  <b>Development and use prevents or minimises any emissions of odour, dust and air pollutants such that:</b></p> <ul style="list-style-type: none"> <li>• nuisance is not caused beyond the site boundaries;</li> <li>• applicable State and national legislative requirements are satisfied; and</li> <li>• air quality conducive to the life, health and well-being of people is maintained.</li> </ul>	<p><b>A1</b> Development which achieves the air emission standards set out in the State’s Environmental Protection (Air) Policy provisions, and under that policy are not ‘unreasonable’, or the following (where best available and practical technology cannot achieve lower emission levels):</p> <p>(a) Air Quality Indicators and Goals</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d9ead3;"><i>Air Quality</i></th> <th colspan="3" style="background-color: #d9ead3;"><i>Air Quality Guide</i></th> </tr> <tr> <th style="background-color: #d9ead3;"></th> <th style="background-color: #d9ead3;"><i>Measure</i></th> <th style="background-color: #d9ead3;"><i>Unit</i></th> <th style="background-color: #d9ead3;"><i>Averaging Time</i></th> </tr> </thead> <tbody> <tr> <td>Carbon monoxide</td> <td>8</td> <td>ppm</td> <td>8 hours</td> </tr> <tr> <td>Lead</td> <td>1.5</td> <td>µg/m<sup>3</sup></td> <td>3 months</td> </tr> <tr> <td>Nitrogen dioxide</td> <td>0.16</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td>Ozone</td> <td>0.1</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td rowspan="2">Particles (as PM<sub>10</sub>)</td> <td>0.08</td> <td>ppm</td> <td>4 hours</td> </tr> <tr> <td>150</td> <td>µg/m<sup>3</sup></td> <td>24 hours</td> </tr> <tr> <td rowspan="2">Sulphur dioxide</td> <td>50</td> <td>µg/m<sup>3</sup></td> <td>1 year</td> </tr> <tr> <td>0.2</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td rowspan="2">Dust</td> <td>0.02</td> <td>ppm</td> <td>1 year</td> </tr> <tr> <td>500</td> <td>µg/m<sup>3</sup></td> <td>20 minutes</td> </tr> <tr> <td></td> <td>120</td> <td>mg/m<sup>2</sup></td> <td>24 hours</td> </tr> </tbody> </table> <p>(b) Lead or Sulphur concentrations acceptable in liquid fuel used for stationary fuel burning equipment not exceeding the following values:</p> <ul style="list-style-type: none"> <li>• a concentration of lead or a lead compound of not more than 0.02% by weight or</li> <li>• a concentration of sulphur or a sulphur compound of not more than 3% by weight.</li> </ul> <p>(c) Odour emissions which do not cause:</p> <ul style="list-style-type: none"> <li>• a nuisance (ie. in excess of 5 odour units) beyond the site boundaries in a Core Industry precinct, or</li> <li>• a noticeable smell (ie. in excess of 1 odour unit) beyond the site boundaries otherwise.</li> </ul>			<i>Air Quality</i>	<i>Air Quality Guide</i>				<i>Measure</i>	<i>Unit</i>	<i>Averaging Time</i>	Carbon monoxide	8	ppm	8 hours	Lead	1.5	µg/m <sup>3</sup>	3 months	Nitrogen dioxide	0.16	ppm	1 hour	Ozone	0.1	ppm	1 hour	Particles (as PM <sub>10</sub> )	0.08	ppm	4 hours	150	µg/m <sup>3</sup>	24 hours	Sulphur dioxide	50	µg/m <sup>3</sup>	1 year	0.2	ppm	1 hour	Dust	0.02	ppm	1 year	500	µg/m <sup>3</sup>	20 minutes		120	mg/m <sup>2</sup>	24 hours
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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P2 NOISE</b>  <b>The emission of sound beyond the boundary of the site<sup>3</sup>:</b></p> <ul style="list-style-type: none"> <li>• maintains the EPP (noise) Environmental values of the receiving acoustic environment; and</li> <li>• is such that desirable ambient noise levels for any nearby residential land are maintained.</li> </ul>	<p><b>A2</b> Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i>.</p>
<p><b>P3 WASTE MANAGEMENT</b>  <b>Development and use provides for the collection, treatment and disposal of solid and liquid wastes such that:</b></p> <ul style="list-style-type: none"> <li>• any applicable State and national legislative and policy requirements are satisfied;</li> <li>• off-site releases of contaminants do not occur,</li> <li>• all wastes are collected and disposed of in accordance with relevant licence and approval conditions, and</li> <li>• measures to minimise waste generation and to maximise recycling are identified and implemented, having particular regard to the <i>Waste Management Strategy for Queensland</i>.</li> </ul>	<p><b>A3</b> Site specific waste management measures are used which are based on the hierarchy of:</p> <ol style="list-style-type: none"> <li>(1) waste prevention/avoidance,</li> <li>(2) waste recycling/reuse,</li> <li>(3) waste to energy,</li> <li>(4) waste treatment, and then</li> <li>(5) waste disposal,</li> </ol> <p>in compliance with the principles and provision of the <i>Waste Management Strategy for Queensland</i>, and any State Environmental Protection (Waste) Policy.</p>

<sup>3</sup> *To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with Planning Scheme Policy No. 7 - Acoustic Environment Assessment.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P4 WASTEWATER</b>  <b>Development and use must prevent or manage, any discharges of storm-water runoff or wastewater from the site to any watercourse or waterbody, roadside gutter or storm-water drainage system such that:</b></p> <ul style="list-style-type: none"> <li>• no unacceptable levels of sediment or pollutants enter the waterway,</li> <li>• the ecological and hydraulic processes of the waterway are not adversely affected, and</li> <li>• relevant State and national standards and policies are met, where sustainable on-site disposal of wastewater is not feasible.</li> </ul>	<p><b>A4.1</b> Development and use which achieves wastewater discharges criteria which do not exceed the water quality guideline levels of:</p> <ul style="list-style-type: none"> <li>(a) Australian Water Quality (AWQ) guidelines, or</li> <li>(b) Documents published by a recognised agency or authority and acceptable to Council, or</li> <li>(c) for assessable development, site specific reporting acceptable to Council.</li> </ul> <p><b>AND/OR</b></p> <p><b>A4.2</b> Waste water management for dairy milking sheds is in accordance with “Queensland Dairy Farm Effluent Manual” (QDO 1993), or subsequent equivalent industry standards accepted by Council.</p>
<p><b>P5 LIGHT EMISSION</b>  <b>Development and use must avoid or manage any emissions of light beyond the site boundaries such that:</b></p> <ul style="list-style-type: none"> <li>• nuisance is not caused beyond the site boundaries,</li> <li>• applicable State and national standards and requirements are met, and</li> <li>• unacceptable risks to the environment and to personal and public safety will not be caused.</li> </ul>	<p><b>A5</b> Site specific measures apply, including the level of illuminance on any nearby residences not exceeding a value of 8 lux.</p>
<p><b>P6 The provision of documentation to demonstrate that environmental management requirements have been properly identified, and can be effectively implemented and monitored, where the development is in relation to either of the following and is not minor:</b></p> <ul style="list-style-type: none"> <li>(a) Environmentally assessable industry, or</li> <li>(b) any other use where Council considers such documentation is warranted by a high impact potential,</li> </ul> <p><b>and the carrying out of the required management measures.</b></p>	<p><b>A6</b> Assessable development for which an environmental impact study, management plan, and/or other suitable report or statement has been prepared which satisfies Council that adequate management, technical and financial resources are to be provided to effectively meet environmental management commitments; and then the provision of the required resources.</p>