

7.6 Yandina East Industrial Local Area Code

PURPOSE

Development of land to which the Yandina East Industrial Local Area Code applies is to be undertaken in an integrated and coordinated manner that provides for the outcomes sought for both the Business and Industry Precinct and the Sustainable Cane Lands Precinct. This is to be consistent with the Yandina East Industrial Local Area Code (7.6) and Preferred Development Outcomes Map (Figure 7.6.1).

The purpose of this code is to achieve the following overall outcomes:

- an extension and consolidation of the core industrial precinct in Yandina, providing for growth in available land for industrial uses and employment growth;
- business and industry development is restricted to areas free of environmental constraints and occurs within the area identified on Preferred Development Outcomes Map (Figure 7.6.1).;
- the sustainable cane land precinct provides protection of, and buffers to, Maroochy River and the unnamed waterway;
- areas with significant riparian and biodiversity values are protected, rehabilitated and connected;
- the floodplain is protected and the conveyance of flood waters is not restricted by development;
- development does not adversely impact on the scenic amenity of Mount Ninderry when viewed from the Bruce Highway;
- the local movement network is enhanced, including safe and efficient new pedestrian and bicycle paths and roads;
- development is serviced by the provision of adequate infrastructure including road networks, open space to service employee needs, connection to a reticulated water supply and sewerage service networks;
- development is provided with appropriate telecommunication infrastructure and services; and
- development demonstrates best practice sustainability in design and operation.

The provisions in the code apply to land within both the Business and Industry Precinct class and the Sustainable Cane lands Precinct, unless otherwise specified.

(1) Element: Land Use and Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>YANDINA EAST INDUSTRIAL AREA BUSINESS AND INDUSTRY PRECINCT</p> <p>P1 Development in the Yandina East Business and Industry Precinct is consistent with the Preferred Development Outcomes Map (Figure 7.6.1) and:</p> <ul style="list-style-type: none"> (a) contains land uses consistent with the Business and Industry Area Precinct 9 intent; and (b) is consistent with the Yandina East Industrial Area precinct intent; and (c) is consistent with the Code for Industries in Urban Areas; and (d) protects, rehabilitates and connects the riparian waterway corridors; and (e) does not adversely impact on the floodplain and the conveyance of flood waters, North Maroochy River or the unnamed waterway; and (f) does not adversely impact on the scenic amenity of Mount Ninderry when view from the Bruce Highway and Yandina Coolum Road; and (g) is sited and designed to reduce impacts associated with noise, visual amenity, privacy, odours and light spill to surrounding rural land; (h) has adequate vehicular access; and (i) provides high quality visual amenity through built form, setbacks and landscaping to all roads. 	<p>A1.1 No acceptable measures.</p>
<p>SUSTAINABLE CANE LAND PRECINCT</p> <p>P2 Development in the Sustainable Cane Land Precinct is consistent with the Preferred Development Outcomes Map (Figure 7.6.1) and:</p> <ul style="list-style-type: none"> (a) is consistent with the Yandina valley Canelands Precinct 1 intent; and (b) protects, rehabilitates and connects the riparian waterway corridors; and (c) provides a buffer between the Business and Industry Precinct and nearby rural precincts, the North Maroochy River and the unnamed waterway; and (d) provides for land to add to the protection of important scenic amenity corridors and opportunities for open space and recreation linkages; and (e) does not impact on the conveyance of flood waters; and (f) does not adversely impact on the scenic amenity of Mount Ninderry when viewed from the Bruce Highway and Yandina Coolum Road. (g) Rehabilitates the floodplain/drainage area with plantings at a density and type which does not adversely impact on the conveyance of flood waters or local drainage. 	<p>A2.1 No acceptable measures.</p>

(2) Element: Environment

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>WATERWAYS, RIPARIAN AND LANDSCAPED AMENITY BUFFERS</p> <p>P1 Development protects and rehabilitates the North Maroochy River and the unnamed waterway and is consistent with the Preferred Development Outcomes Map (Figure 7.6.1) and provides:</p> <ul style="list-style-type: none"> (a) a 50 metre riparian buffer to Maroochy River, measured from the top of the high bank to, or beyond (where applicable), the property boundary of existing Lots 262 RP900854 & Lot 263 C311499 and is to be rehabilitated in accordance with Planning Scheme Policy 3 Rehabilitation Plans; (b) a 20-40 metre riparian buffer to the unnamed waterway, measured from the top of the high bank on Lot 265 C311499 and Lot 266 RP900854 is to be rehabilitated in accordance with Planning Scheme Policy 3 Rehabilitation Plans. 	<p>A1.1 No acceptable measures.</p>
<p>P2 Development protects adjoining rural lands from visual and acoustic impacts of industrial development consistent with the Preferred Development Outcomes Map (Figure 7.6.1) and provides;</p> <ul style="list-style-type: none"> (a) a 60 metre landscaped amenity buffer to Banyandah Street North is provided for Lot 263 C311499; (b) a 20 metre landscaped amenity buffer to Yandina Coolum Road and to the rear property boundary is provided from Lot 4 SP159592. 	<p>A2.1 No acceptable measures.</p>
<p>BIODIVERSITY</p> <p>P3 Development ensures that the nature conservation and biodiversity values are protected and enhanced by conserving areas identified within the Special Management Area Regulatory Map 1.1 & 1.2, relevant codes and Preferred Development Outcomes Map (Figure 7.6.1)</p>	<p>A3.1 No acceptable measures.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>FLOODING</p> <p>P4 Development within the Flood Prone Land on Regulatory Map 1.5 (Flood Prone and Drainage Constraint Areas) achieves the following outcomes;</p> <ul style="list-style-type: none"> (a) consistency with Preferred Development Outcomes Map (Figure 7.6.1); (b) filling is restricted to the 'Proposed Development' area as shown on 100 year ARI Flood Hazard Map (Figure 7.6.2); (c) for flood events up to and including 100 year ARI, development (including filling) does not adversely impact on the conveyance of flood waters or local drainage (d) the floodplain is protected and enhanced with the provision of rehabilitated riparian buffer corridors to the Maroochy River and the unnamed waterway; and (e) provides adequate resilience to future climate change for the life of the infrastructure. 	<p>A4.1 Building floor levels within the 'Proposed Development' Area as shown on 100 year ARI Flood Hazard Map (Figure 7.6.2) are at least 900 mm above the current 100 year ARI flood level estimates.</p>

(3) Element: Connectivity and Movement

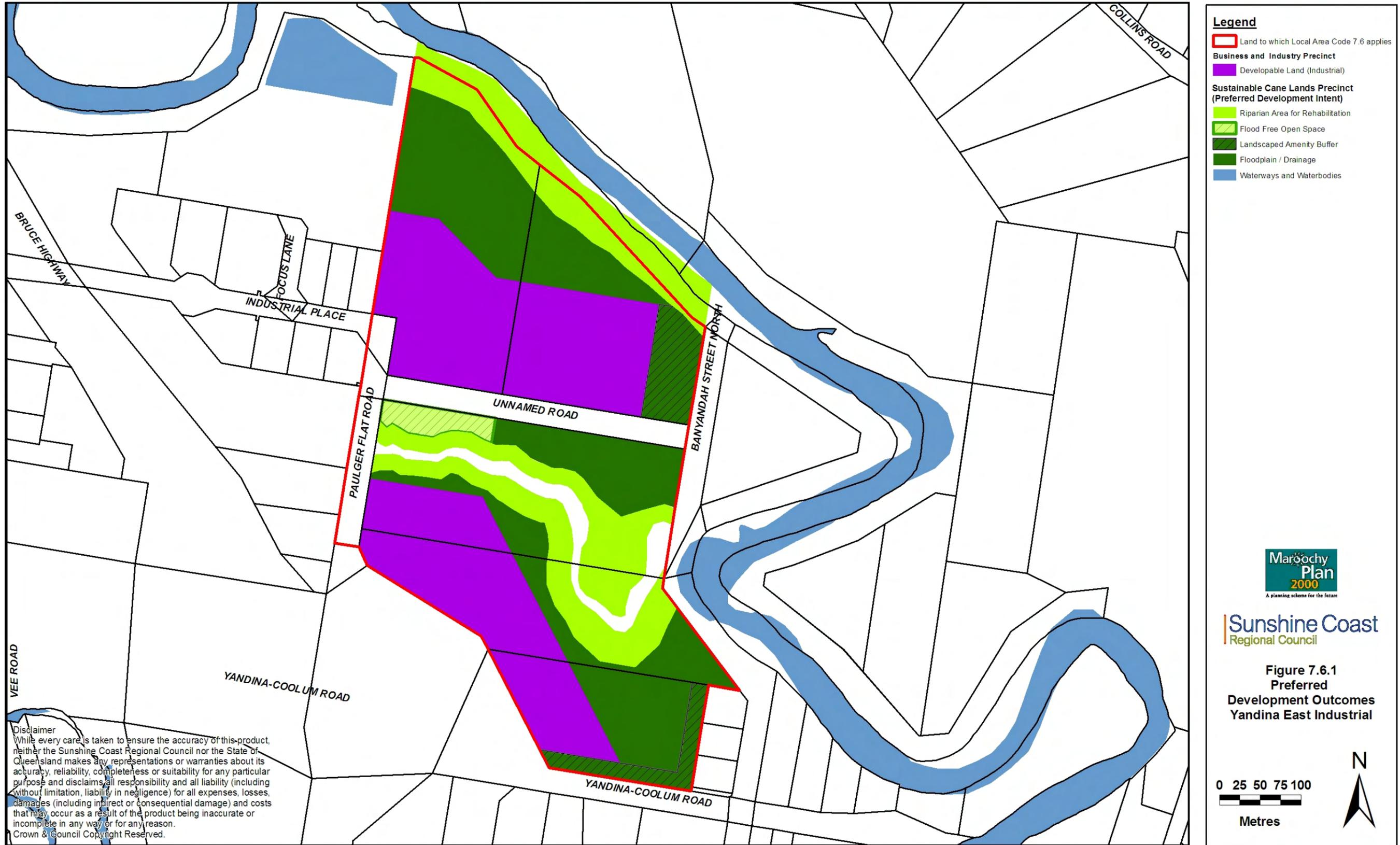
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>ROAD LAYOUT</p> <p>P1 Development improves the local road network to provide for safe, efficient pedestrian, bicycle, public transport and vehicular movement by providing:</p> <ul style="list-style-type: none"> (a) the road network consistent with Preferred Development Outcomes Map (Figure 7.6.1) and 100 year ARI Flood Hazard Map (Figure 7.6.2); and (b) for safe pedestrian and bicycle movements in the street network; and (c) for the ability for adequate bus movements and stops to service the Business and Industry Precinct; and (d) new local roads where required that improve the permeability and safety of the road network. 	<p>A1.1 No acceptable measures.</p>

(4) Element: Infrastructure

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
INFRASTRUCTURE AGREEMENT	
P1 An infrastructure agreement is to be entered into by the developer and Council to fund the necessary infrastructure to service the development prior to development approval being granted.	A1.1 No acceptable measures.
P2 An infrastructure agreement is to contain infrastructure items including water supply, sewerage, open space, stormwater, bicycle facilities, road networks and the rehabilitation and maintenance of the riparian buffers consistent with this code and the Preferred Development Outcomes Map (Figure 7.6.1).	A2.1 No acceptable measures.
P3 Development facilitates and does not delay or compromise the efficient, effective, timely and sustainable provision of infrastructure.	A3.1 No acceptable measures.
P4 Development does not adversely impact on existing or planned infrastructure and services networks.	A4.1 No acceptable measures.
P5 Development provides infrastructure and services which achieves the following:- (a) meets the standards at the least whole of life costs, including avoiding unnecessary duplication; (b) is robust and fit for the purpose and intended period of operation; (c) is easily maintained without unnecessarily requiring specialist expertise or equipment; (d) is comprised of components and materials that are as readily accessible and available as reasonably practicable; (e) is readily integrated with the existing infrastructure and service networks and facilitates the orderly provision of future infrastructure and service networks.	A5.1 No acceptable measures.
WATER AND SEWER	
P6 Development provides for connection to reticulated water supply and sewerage service networks.	A6.1 No acceptable measures.
P7 Development must demonstrate capacity and desired levels of services in the sewerage network system from source to treatment and disposal.	A7.1 No acceptable measures

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P8 Development provides adequate provision of stormwater and drainage and is appropriately treated to remove coarse sediments and gross pollutants.	A8.1 No acceptable measures.
P9 Development minimises stormwater inflow and infiltration to the wastewater collection systems.	A9.1 No acceptable measures.
OPEN SPACE P10 Development is to provide or contribute to the provision of an area of open space to serve the needs of employees of the Business and Industry Precinct generally in the location identified in the Sustainable Cane land Precinct on the Preferred Development Outcomes Map (Figure 7.6.1)and;	A9.1 No acceptable measures.
P11 Development is to provide or contribute to the provision of seating and shelters generally as indicated on the Preferred Development Outcomes Map (Figure 7.6.1).	A10.1 No acceptable measures.

7. LOCAL AREA CODES

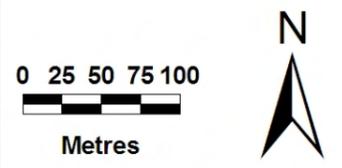


- Legend**
- Land to which Local Area Code 7.6 applies
 - Business and Industry Precinct**
 - Developable Land (Industrial)
 - Sustainable Cane Lands Precinct (Preferred Development Intent)**
 - Riparian Area for Rehabilitation
 - Flood Free Open Space
 - Landscaped Amenity Buffer
 - Floodplain / Drainage
 - Waterways and Waterbodies

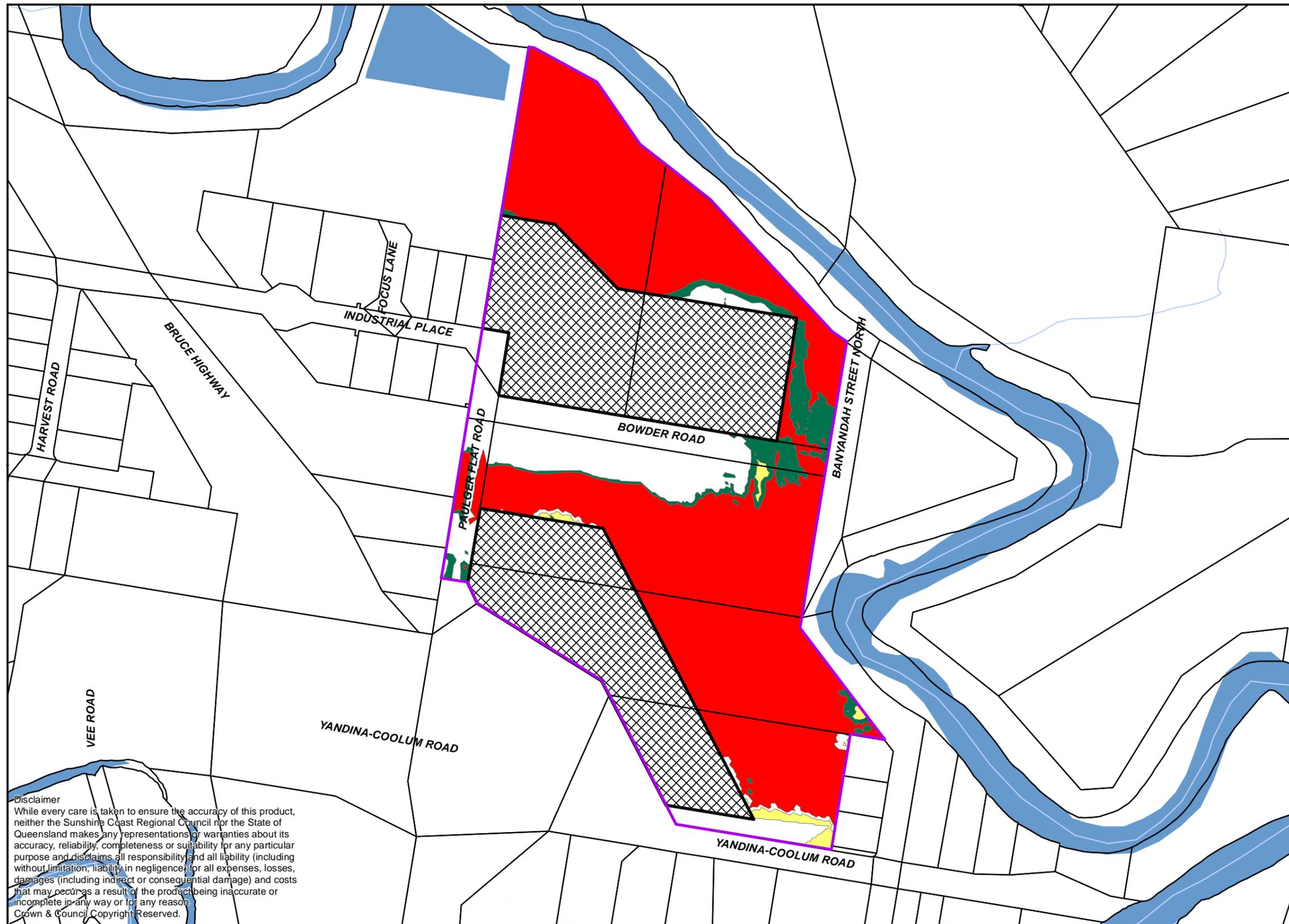


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Figure 7.6.1 Preferred Development Outcomes Yandina East Industrial



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Legend

- 100yr ARI Flood Hazard**
- High Flood Hazard
 - Medium Flood Hazard
 - Low Flood Hazard
 - Land which Local Area Code 7.6 applies
 - Proposed Development
 - Waterways and Waterbodies



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Regional Council

Figure 7.6.2
100 year ARI Flood Hazard
Yandina East Industrial

0 25 50 75 100



Metres



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