

# SCENIC RIM AGRICULTURAL INDUSTRIAL PRECINCT

A project by **Kaltfresh**

## Appendix A.5 – Scenic Rim Agricultural Industrial Precinct Development Plan

Scenic Rim Agricultural Industrial Precinct  
Kalbar, Queensland  
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**CONTENTS**

**1 PART 1 PREAMBLE.....1**

**2 PART 2 PRELIMINARY .....2**

2.1 Citation ..... 2

2.2 Land to which the SRAIP applies..... 2

2.3 Purpose of the SRAIP ..... 2

2.4 Interpretations..... 2

2.5 Varying the effect of the Planning Scheme ..... 2

2.6 Development regulated in the SRAIP Development Plan..... 3

**3 PART 3 TABLES OF ASSESSMENT .....4**

3.1 Preliminary..... 4

3.1.1 Material Change of Use ..... 4

3.1.2 Reconfiguring a Lot ..... 10

3.1.3 Operational Work ..... 11

**4 PART 4 SRAIP DEVELOPMENT CODE .....12**

4.1 Preliminary..... 12

4.2 Purpose and Overall Outcomes ..... 12

4.2.1 Purpose and Overall Outcomes for the *Plan area* ..... 12

4.2.2 Industry Precinct Purpose and Overall Outcomes ..... 13

4.2.3 Rural Precinct Purpose and Overall Outcomes ..... 14

4.2.4 Performance Outcomes and Acceptable Outcomes..... 15

**5 PART 5 DEFINITIONS .....29**

**6 MAP 1 – PRECINCT PLAN .....32**

**7 MAP 2 - PLAN OF DEVELOPMENT .....34**

**LIST OF TABLES**

Table 1. Material Change of Use – Industry Precinct ..... 4

Table 2. Material Change of Use – Rural Precinct ..... 9

Table 3. Reconfiguring a Lot ..... 10

Table 4. Operational Work ..... 11

Table 5. Performance Outcomes and Acceptable Outcomes ..... 15

Table 6. Minimum Lot Size and Design for SRAIP Development ..... 28

Table 7. Administrative Definitions ..... 29

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## 1 PART 1 PREAMBLE

*Note: The Preamble does not form part of the SRAIP Development Plan and is provided for context only.*

The Scenic Rim Agricultural and Industrial Precinct (SRAIP) is a strategically located and regionally significant specialised agricultural industrial hub located at 6200 – 6206 Cunningham Highway, Kalbar. The SRAIP is to be established to accommodate a specialised industrial precinct incorporating:

- a. the processing or value-adding of agricultural or farm products (including fibre) to produce food (human or animal), beverages or other products
- b. agriculture-related research, innovation and technologies to support the farming and agriculture industry
- c. *Intensive horticulture*
- d. industries or activities necessary to support the hub such as warehousing and distribution activities
- e. a circular economy through reuse of waste and decarbonisation in industrial processes, production of bio-fertiliser and waste composting, and renewable energy production by anerobic digestion (*SRAIP biodigestion*).

Its location at Kalbar reflects a unique location proximate to significant agricultural areas including Fassifern, Lockyer Valley, Darling Downs and Southern Downs and is close to markets and on the national highway network.

The SRAIP has its origins in the existing site operation comprising vegetable farming, processing and packaging, and supplying fresh produce direct to major supermarket and food service customers in Australia and overseas. The SRAIP is based on expanding and transforming the current operations into a series of food and beverage processing facilities, warehouses, and resource recovery operations to process waste and create energy (*SRAIP biodigestion*). The SRAIP will also include the production of fibre and fertiliser products. By-products from processing the organic agricultural and food waste in the SRAIP digester are energy, gas and soil nutrients. The SRAIP represents a unique opportunity to create a circular economy in a discrete location creating synergies amongst complementary agricultural industry producers.

The SRAIP concept is uniquely located in a cropping and agriculture area which provides immediate access to processing and packaging, as well as having the space and separation from sensitive receivers for waste recovery and reuse. These characteristics are not ordinarily available in single line processing industries in urban contexts or in traditional city or regional industrial areas.

The SRAIP comprises a subdivision of land to enable the creation of lots specifically to accommodate the SRAIP industries, and to ensure the integration of associated uses, creating more efficient infrastructure provision, where industry will benefit from synergies from co-location of agricultural industries. The SRAIP will not create lots available for general industrial uses, or for services otherwise located in townships in the regions. Its sole purpose is to accommodate the agricultural industries and their supporting activities and realise the vision for a specialised agri-focused precinct.



## 2 PART 2 PRELIMINARY

### 2.1 Citation

This document may be cited as the Scenic Rim Agricultural Industrial Precinct (SRAIP) Development Plan– Preliminary Approval.

### 2.2 Land to which the SRAIP applies

This SRAIP Development Plan applies to land referred to as the *Plan area* and is:

- (1) situated at 6200 – 6206 Cunningham Highway, Kalbar
- (2) described as Lot 1 on RP216694, Lots 2-4 on SP192221, Lot 2 on RP20974 and Lot 2 on RP44024, and
- (3) shown in **Map 2**.

### 2.3 Purpose of the SRAIP

This SRAIP Development Plan has been prepared for Scenic Rim Regional Council under the provisions of the *State Development and Public Works Organisation Act 1971* and the *Planning Act 2016*.

The purpose of this SRAIP Development Plan is to establish a regionally significant specialised agri-focused precinct for food, beverages, and fibre, through the processing of raw materials and value-added production.

The SRAIP Development Plan is intended to advance the purpose of the *Planning Act 2016* in seeking to support economic development by establishing a preliminary approval that:

- (1) identifies assessable and accepted development
- (2) providing a basis for assessing development applications in the *plan area*.

### 2.4 Interpretations

A term used in this Development Plan has the meaning assigned to that term by the following;

- (1) the *Planning Act 2016*
- (2) the Planning Regulation 2017
- (3) the Scenic Rim Planning Scheme 2020
- (4) the definitions in Part 5 of the SRAIP Development Plan.

### 2.5 Varying the effect of the Planning Scheme

This SRAIP Development Plan functions as part of the preliminary approval (variation request) which varies the effect of the *Scenic Rim Planning Scheme 2020* (as amended 30 June 2023) (the Planning Scheme) by specifying:

- (1) the types of development that may take place within the *Plan area*
- (2) the level of assessment for proposed development, which prevails over the levels of assessment for that development identified in the planning scheme
- (3) the SRAIP Development Plan Code which forms the assessment benchmarks against which subsequent development applications within the *Plan area* will be assessed.

This SRAIP Development Plan prevails over specific aspects of the planning scheme, including:

- Part 3 – Strategic framework, to the extent the proposed development varies the strategic intent for the *Plan area*
- Part 5 – Tables of assessment (5.5, 5.6 and 5.10) including:

- » the tables of assessment in Table 5.5.17.1 – Rural zone (where no precinct applies), material change of use
- » the tables of assessment in Table 5.6.1 – Reconfiguring a lot
- » the tables of assessment in Table 5.8.1 – Operational work
- » the tables of assessment in Table 5.10.1 – Overlays (Agricultural land overlay)
- » the tables of assessment in Table 5.10.1 – Overlays (Extractive resources overlay)
- » the tables of assessment in Table 5.10.1 – Overlays (Flood hazard overlay)
- Part 6 – Zones, Rural zone code
- Part 9 – Development codes, to the extent the development varies development standards applying to the *Plan area*, such as the General development provisions code, *Service station* code, and Reconfiguring a lot code and Advertising devices code.

**Editor’s note:** *The SRAIP Development Plan varies the effect of the Scenic Rim Planning Scheme 2020 that is in effect at the time a Development Application is made.*

## 2.6 Development regulated in the SRAIP Development Plan

Development regulated in this SRAIP Development Plan is limited to the following:

- *Agricultural supplies store*
- Bulk landscape supplies
- *Food and drink outlet*
- *Garden Centre*
- *High impact industry*
- *Intensive horticulture*
- *Low impact industry*
- *Medium impact industry*
- *Research and technology industry*
- *Renewable energy facility*
- *Rural industry*
- *Sales office*
- *Service station*
- *Transport depot*
- *Utility installation*
- *Warehouse*
- Operational work (*Advertising device*)
- Reconfiguring a lot

**Editor’s note:** *Development not regulated by the SRAIP Development Plan is regulated by the Planning Scheme.*

### 3 PART 3 TABLES OF ASSESSMENT

#### 3.1 Preliminary

The following tables identify categories of development and categories of assessment for development regulated by the SRAIP Development Plan<sup>1</sup>, including material change of use, reconfiguring a lot and operational work within the *Plan area*.

The *Plan area* comprises two precincts (as shown on the **Map 1**), being:

- (1) the Industry precinct
- (2) the Rural precinct.

##### 3.1.1 Material Change of Use

**Table 1** and **Table 2** identifies variations to the categories of development and categories of assessment (material change of use) for a defined use and must be read in conjunction with the planning scheme. Where there are any inconsistencies between the planning scheme category of assessment and **Table 1** and **Table 2**, **Table 1** and **Table 2** prevail. Assessment benchmarks identified include the SRAIP Development Code and parts or all of the Planning Scheme. Development not regulated by the SRAIP Development Plan may be regulated by the Planning Scheme.

The following tables identify categories of development and categories of assessment for material change of use of premises within the *Plan area*.

If development is identified as having two different categories of development or categories of assessment (where assessable development) under **Table 1** and **Table 2**, the highest category of development and assessment applies.

**Table 1. Material Change of Use – Industry Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All Uses regulated by the SRAIP Development Plan (identified under Part 2.6)</b>	Accepted	
	<i>Minor building work</i>	Not applicable
	Code assessment	
	If: (a) located on proposed lots 12 and 13 and not exceeding 35m in building height; and (b) involving a <i>Warehouse</i> with an <i>Agri-focus</i> (cold storage facility and / or distribution centre); or (c) located on proposed lot 11 and not exceeding 20m in building height and involving a <i>Renewable</i>	SRAIP Development Code Parking and Access Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code

<sup>1</sup> Refer to **Section 2.6** for development regulated by this SRAIP Development Plan.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p><i>energy facility (SRAIP biodigestion).</i></p> <p><i>Editor's note: Proposed lots 11, 12 and 13 are shown on the proposed plan of layout in Map 2.</i></p> <p>Impact assessment</p> <p>For lots 12 and 13 where:</p> <p>(a) exceeding 35m in building height where involving a <i>Warehouse</i> with an <i>Agri-focus</i> (cold storage facility and/or distribution centre); or</p> <p>(b) exceeding 15m for other uses.</p> <p>For lot 11 where:</p> <p>(a) exceeding 20m in building height and where involving a <i>Renewable energy facility (SRAIP biodigestion)</i>; or</p> <p>(b) exceeding 15m for other uses.</p> <p>For lots other than lots 11, 12 and 13 where exceeding 15m in height.</p>	<p>SRAIP Development Code</p> <p>The Planning Scheme</p>
<b>Food and drink outlet</b>	<p>Code</p> <p>If:</p> <p>(a) not involving direct access from Cunningham Highway; and</p> <p>(b) not exceeding 200m<sup>2</sup> gross floor area (GFA) in any one tenancy; and</p> <p>(c) not exceeding a combined total of 400m<sup>2</sup> across the Industry precinct; and</p> <p>(d) not involving a drive through facility.</p>	<p>SRAIP Development Code</p> <p>Parking and Access Code</p> <p>Earthworks, Construction and Water Quality Code</p> <p>General Development Provisions Code</p> <p>Infrastructure Design Code</p> <p>Landscaping Code</p>
	Code assessment	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>High impact industry</b>	If involving <i>High impact industry</i> with <i>High impact agriculture industries</i> use.	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code Landscaping Code
<b>Intensive horticulture</b>	Code assessment	
		SRAIP Development Code <i>Intensive Horticulture</i> and Wholesale Nursery Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code Landscaping Code
<b>Low impact industry</b>	Code assessment	
	If involving <i>Low impact industry</i> with <i>Low impact agriculture industries</i> use.	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code. Landscaping Code
<b>Medium impact industry</b>	Code assessment	
	If involving <i>Medium impact industry</i> with <i>Medium impact agriculture industries</i> uses.	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code Landscaping Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Research and technology industry</b>	Code assessment	
	If involving Research and technology industry with an <i>Agri-focus</i> .	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code Landscaping Code
<b>Renewable energy facility</b>	Code assessment	
	If: (a) located on proposed Lot 11; and (b) involving <i>SRAIP biodigestion</i> <i>Editor's note: Proposed lot 11 is shown on the proposed plan of layout in Map 2.</i>	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Landscaping Code
<b>Sales office</b>	Accepted	
	If: (a) not operating more than 2 years; and (b) involving the sale of lots located in the <i>Plan area</i> .	Not applicable
<b>Service station</b>	Code assessment	
	If: (a) not obtaining access from the Cunningham Highway; and (b) not located on proposed lots 1, 4, 7, 8, 9 and 10 on <b>Map 2</b> .	SRAIP Development Code Service Station Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code Landscaping Code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Transport depot</b>	If: (a) not exceeding more than one (1) <i>Transport depot</i> with the <i>Plan area</i> ; and (b) not exceeding a capacity of 40 heavy vehicles.	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code Landscaping Code
<b>Warehouse</b>	Code assessment	
	If involving <i>Warehouse</i> with an <i>Agri-focus</i> .	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code Landscaping Code
<b>Utility installation</b>	Accepted	
	If involving a <i>SRAIP minor utility installation</i> .	Not applicable
	Code	
	If: (1) involving a water treatment plant; or (2) involving a sewerage treatment plant.	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code Landscaping Code
Impact assessment		
	Any other use regulated by the SRAIP Development Plan not listed in this table.	SRAIP Development Code The Planning Scheme

**Table 2. Material Change of Use – Rural Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>High impact industry</b>	Code assessment	
	If involving <i>High impact industry</i> for <i>SRAIP composting</i> .	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Landscaping Code
<b>Intensive Horticulture</b>	Accepted subject to requirements	
	If: (a) not exceeding 5,000m <sup>2</sup> GFA; and (b) on a site greater than 5ha; and (c) not involving mushroom farming.	Rural Zone Intensive Horticulture and Wholesale Nursery Code
	Code assessment	
	If not accepted subject to requirements.	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Intensive Horticulture and Wholesale Nursery Code Parking and Access Code Landscaping Code
<b>Rural Industry</b>	Accepted subject to requirements	
	If not exceeding 200m <sup>2</sup> GFA.	Rural Zone Parking and Access Code
	Code assessment	
	If not exceeding 500m <sup>2</sup> GFA.	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Landscaping Code
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Transport depot</b>	If: (a) has a maximum capacity of 15 heavy vehicles; and (b) not exceeding more than one (1) <i>Transport depot</i> within the <i>Plan area</i> .	SRAIP Development Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Landscaping Code
Impact assessment		
Any other use regulated by the SRAIP Development Plan not listed in this table.		SRAIP Development Code The Planning Scheme

**Editor’s note:** One transport depot is envisaged for the SRAIP Plan area, either in the Industry Precinct or in the Rural Precinct.

### 3.1.2 Reconfiguring a Lot

**Table 3** identifies variations to the categories of development and category of assessment (reconfiguring a lot) and must be read in conjunction with the planning scheme. Where there are any inconsistencies, this table of assessment prevails.

The following tables identify categories of development and categories of assessment for reconfiguring a lot within the *Plan area*.

**Table 3. Reconfiguring a Lot**

Precinct	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>SRAIP</b>	Code assessment	
<b>Industry Precinct</b> <b>SRAIP Rural Precinct</b>	If: (a) involving a boundary realignment within the <i>Plan area</i> and not exceeding: <ul style="list-style-type: none"> <li>i. 16 industrial lots in total in the Industry Precinct;</li> <li>ii. one infrastructure lot;</li> <li>iii. a volumetric lot; and</li> <li>iv. three rural lots in total in the Rural Precinct;</li> </ul> (b) creating an easement.	SRAIP Development Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
	Impact assessment	



Precinct	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Reconfiguration of a lot not otherwise identified in this table.	SRAIP Development Code The Planning Scheme

### 3.1.3 Operational Work

**Table 4** identifies variations to the categories of development and category of assessment (operational work) and must be read in conjunction with the planning scheme. Where there are any inconsistencies, this table of assessment prevails.

The following tables identify categories of development and categories of assessment for operational work within the *Plan area*.

**Table 4. Operational Work**

Precinct	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Advertising Device</b>		
<b>SRAIP Industry Precinct</b>	Code	
<b>SRAIP Rural Precinct</b>	If a pylon sign and not a third party billboard sign.	SRAIP Development Code Advertising Devices Code
	Impact	
	If a third party billboard sign.	SRAIP Development Code The Planning Scheme

## 4 PART 4 SRAIP DEVELOPMENT CODE

### 4.1 Preliminary

The SRAIP Development Code comprises the following:

1. Purpose and overall outcomes.
2. Performance outcomes and acceptable outcomes.

### 4.2 Purpose and Overall Outcomes

#### 4.2.1 Purpose and Overall Outcomes for the *Plan area*

1. The purpose of the SRAIP development code is to provide specific assessment benchmarks to apply to development within the *Plan area*.
2. The purpose of the SRAIP will be achieved through overall outcomes including overall outcomes for each precinct of the SRAIP.
3. The overall outcomes for the *Plan area* are:
  - a. The SRAIP is a regionally significant and specialised agri-focussed hub with a direct connection to agriculture and farming comprising of 'SRAIP uses' including:
    - i. the processing or value-adding of agricultural or farm products (including fibre) to produce food (human or animal), beverage production or other products
    - ii. agriculture-related research, innovation and technologies to support the farming and agriculture industry
    - iii. *Intensive horticulture*
    - iv. industries and activities necessary to support the hub such as warehousing and distribution activities
    - v. a circular economy through reuse of waste and decarbonisation in industrial processes, production of bio- fertiliser and waste composting and the renewable energy production by anerobic digestion (*SRAIP biodigestion*).
  - b. The SRAIP supports local produce and farm product processing primarily from Fassifern, Lockyer Valley, Southern Downs and Darling Downs regions to provide local processing close to the primary production source.
  - c. The subdivision of land creates larger lots to accommodate *SRAIP uses* and facilitates the efficient use of infrastructure, waste streams and shared resources, and primarily comprises large scale industry allotments where located in the Industry Precinct. Easements are created for access, infrastructure or other purposes.
  - d. The subdivision of land within the *Plan area* does not exceed:
    - i. 16 industrial lots in the Industry Precinct;
    - ii. one infrastructure lot;
    - iii. three rural lots in the Rural Precinct; and
    - iv. a volumetric lot.
  - e. The SRAIP does not accommodate general industry, service, retail or commercial activities which are not associated with agricultural or farming produce processing and manufacturing and which would otherwise be able to be accommodated in other townships or centres in the region. Services primarily for the convenience of passing Cunningham Highway motorists or residents are not located within the SRAIP. Consequently, development for certain uses is limited in scale and number including:

- i. a single *Transport depot* which primarily services SRAIP activities;
  - ii. a maximum of two food and drink outlets which primarily services SRAIP employees and where no drive through facility is provided, and where one food and drink outlet may be on the same site as the *Service station*;
  - iii. a single *Service station* which is primarily intended to store and sell petrol, diesel, electricity, and biofuels including *SRAIP biodigestion* gas for vehicles associated with the *SRAIP uses* (including the *Transport depot* use);
- f. Development does not comprise special industry or activities with high impacts including detrimental impacts on sensitive receivers or *SRAIP uses* where these uses can be accommodated within the region's industrial areas including the Bromelton State Development Area. Higher impacting industries in the *Plan area* are limited to *SRAIP biodigestion* (in the Industry Precinct), *SRAIP composting* (in the Rural Precinct), or *High impact industry* where a *High impact agriculture industries* (in the Industry Precinct).
  - g. Development comprising sensitive land uses or land uses incompatible with *SRAIP uses* is avoided.
  - h. Development comprises medium and large-scale buildings which are designed, sited and landscaped to create visual interest and minimise scenic amenity impacts to the surrounding rural area and when viewed from the Cunningham Highway.
  - i. Development does not include third party advertising or billboard signage to maintain the visual amenity of this locality particularly when viewed from the Cunningham Highway.
  - j. Development avoids or effectively mitigates impacts such as noise, odour, air emissions or vibrations to sensitive receivers external to the *Plan area* to achieve appropriate standards of public health and safety and amenity.
  - k. An internal access road provides development with safe and functional access and avoids development obtaining direct access from the Cunningham Highway.
  - l. Development is compatible with and does not compromise the development of or access to adjacent extractive activities including the Kangaroo Mountain Key Resource Area (KRA 141).

#### 4.2.2 Industry Precinct Purpose and Overall Outcomes

- 1. The Industry Precinct overall outcomes are:
  - a. Development located in the Industry Precinct includes:
    - i. *SRAIP uses*;
    - ii. limited supporting uses, including a *Transport depot*, up to two Food and drink outlets and a *Service station* in a location that primarily services the SRAIP activities rather than Cunningham Highway motorists; and
    - iii. *SRAIP biodigestion* use.
  - b. Development is compatible with *SRAIP uses* and:
    - i. contributes to the production or processing of food and beverages (human or animal); or
    - ii. provides for resource recovery and reuse for energy, fertiliser or rural uses; or
    - iii. provides infrastructure and supporting services for the SRAIP activities.
  - c. Development is provided with infrastructure which is compatible with the SRAIP infrastructure capacity including road access and parking, water use (including using recycled water wherever possible), sewerage disposal, stormwater and electricity.
  - d. Ancillary activities associated with the primary use may include:

- i. small scale, ancillary and subordinate retailing either indoors or outdoors for the display and sale of goods manufactured on site as part of an industrial activity or *Intensive horticulture* use;
  - ii. small scale, ancillary and subordinate office space for the administrative, financial, management or secretarial functions.
- e. A *Warehouse* on proposed lots 12 and 13 contains a height of up to 35m to accommodate a cold storage facility or a distribution centre for SRAIP food or beverages, which is designed to create visual interest and manage impacts on visual amenity when viewed from the Cunningham Highway.
  - f. A *Renewable energy facility* of up to 20m in height on lot 11 to accommodate *SRAIP biodigestion* and which is designed to create visual interest and manage impacts on visual amenity when viewed from the Cunningham Highway
  - g. Development of a moderate scale (up to 15m in height) (other than proposed lots 11, 12 and 13) maintains visual amenity when viewed from the Cunningham Highway.
  - h. Development is sited and designed to integrate landscaping with built form, provide a variety of compatible building materials and colours to reduce visual impacts from the Cunningham Highway.
  - i. Development provides attractive and prominent building entrances, integrates landscaping and utilises a variety of building design techniques and materials to create a design containing visual interest particularly in addressing the internal road.
  - j. Development does not obtain direct access from the Cunningham Highway.

#### 4.2.3 Rural Precinct Purpose and Overall Outcomes

1. The Rural precinct overall outcomes are:
  - a. Development comprises primarily open-air activities including low impact rural activities with limited buildings, and maintains the capacity of the land and surrounding land for agricultural production.
  - b. Development includes *Intensive horticulture*, *Rural industry* and *High impact industry (SRAIP composting)*, where:
    - i. located, designed and managed to avoid adverse impacts on the amenity and landscape character of the locality; and
    - ii. appropriately serviced by necessary road infrastructure.
  - c. Development is compatible with and does not constrain the extraction, processing and transportation of extractive resources from the adjacent and potential extractive industry activities.
  - d. Development supports the Industry Precinct infrastructure needs such as water supply, flood plain capacity, waste processing (*High impact industry (SRAIP composting)*) and wastewater disposal.
  - e. Development avoids uses incompatible with *SRAIP uses* such as sensitive land uses or uses which increases visitation to the *Plan area*.
  - f. Development supports the preservation of environmental values, rural character and flood mitigation capacity and provides a buffer between the SRAIP Industry Precinct and sensitive receivers.
  - g. Development is appropriately serviced by road infrastructure and does not obtain direct access to the Cunningham Highway.
  - h. Built form is limited and small scale, low rise and setback from property boundaries and is designed and sited to:
    - i. complement the rural and natural landscape setting of the precinct and surrounding rural zones;
    - ii. minimise visual impacts particularly from the Cunningham Highway;

- iii. maintain rural production and environmental values of the land and surrounding land; and
- iv. integrate landscaping.

**4.2.4 Performance Outcomes and Acceptable Outcomes**

**Table 5. Performance Outcomes and Acceptable Outcomes**

Performance Outcomes	Acceptable Outcomes
<b>Land Uses</b>	
<p><b>PO1</b></p> <p>Development for industrial activities is limited to agri- focus uses to support:</p> <p>(a) management of impacts including impacts to sensitive receivers;</p> <p>(b) the location of infrastructure investment and infrastructure reticulation available to service the industry uses, including opportunities for shared infrastructure; and</p> <p>(c) synergies and shared services between industry uses.</p>	<p><b>AO1.1</b></p> <p>Industrial activities supported in the Industry Precinct includes:</p> <ul style="list-style-type: none"> <li>i. <i>High impact industry</i> where involving <i>High impact agriculture industries</i>;</li> <li>ii. <i>Low impact industry</i> where involving <i>Low impact agriculture industries</i>;</li> <li>iii. <i>Medium impact industry</i>, where involving <i>Medium impact agriculture industries</i> use;</li> <li>iv. <i>Research and technology industry</i> with an <i>Agri-focus</i> use;</li> <li>v. <i>Transport depot</i> (where not located in the Rural Precinct);</li> <li>vi. <i>Warehouse</i> with an <i>Agri-focus</i> use.</li> </ul>
	<p><b>AO1.2</b></p> <p>Industrial activities in the Rural Precinct are limited to:</p> <ul style="list-style-type: none"> <li>i. <i>High impact industry (SRAIP composting)</i>;</li> <li>ii. <i>Transport depot</i> (where not located in the Industry Precinct).</li> </ul>
	<p><b>AO1.3</b></p> <p>Infrastructure activities in the Industrial Precinct is limited to:</p> <ul style="list-style-type: none"> <li>i. <i>Renewable energy facility (SRAIP biodigestion)</i>.</li> </ul>
<p><b>PO2</b></p> <p>Development for industrial activities are limited to <i>Agri-focus</i> industries, involving:</p> <p>(a) the processing and manufacturing of agricultural or farm products (including fibre)</p>	<p><b>AO2.1</b></p> <p>Development involving <i>Low impact industry</i> is limited to <i>Low impact agriculture industries</i> uses.</p> <p><b>Note</b> - <i>The use of the premises for other Low impact industry activities (i.e. where not Low impact agriculture industries) is not supported.</i></p>
	<p><b>AO2.2</b></p> <p>Development involving <i>Medium impact industry</i> is limited to <i>Medium impact agriculture industries</i> uses.</p>



Performance Outcomes	Acceptable Outcomes
<p>to produce food, beverages or other products;</p> <p>(b) agriculture related research, innovation and technologies to support the farming and agriculture industry;</p> <p>(c) storage or logistics Warehouse use servicing SRAIP uses.</p>	<p><b>Note</b> - The use of the premises for other Medium impact industry activities (i.e. where not Medium impact agriculture industries) is not supported.</p>
	<p><b>AO2.3</b></p> <p>Development involving High impact industry is limited to High impact agriculture industries uses.</p> <p><b>Note</b> - The use of the premises for other High impact industry activities (i.e. where not High impact agriculture industries) is not supported.</p>
	<p><b>AO2.4</b></p> <p>Development involving Research and technology industry only involves advancing research, innovation and technologies that have an Agri-focus.</p> <p><b>Note</b> - The use of the premises for other Research and technology industry activities (i.e. where not Research and technology industry involving an Agri-focus use) is not supported.</p>
	<p><b>AO2.5</b></p> <p>Development involving a Warehouse and Transport depot in the Industry Precinct only involves the storing or distributing of goods that have an Agri-focus.</p> <p><b>Note</b> - The use of the premises for other Warehouse activities (i.e. where not Warehouse with an Agri-focus, such as self-storage facility, storage yard for vehicles) is not supported.</p>
<p><b>PO3</b></p> <p>Development for non-industrial activities:</p> <p>(a) do not compromise the ongoing viability of the Plan</p>	<p><b>AO3.1</b></p> <p>No Acceptable Outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<p><i>area</i> for <i>Agri-focus</i> industries now and in the future;</p> <p>(b) have a direct nexus to <i>Agri-focus</i> industries;</p> <p>(c) remain small-scale and ancillary to the <i>SRAIP uses</i>;</p> <p>and</p> <p>(d) serve the <i>Plan area</i> employees' day-to-day needs.</p>	
<p><b>PO4</b></p> <p>A <i>Food and drink outlet</i>, either as a primary or ancillary use:</p> <p>(a) is a size that services <i>Plan area</i> employees day to day needs;</p> <p>(b) contains a maximum of two food and drink outlets in total (where one may be ancillary and included on a site with a <i>Service station</i>);</p> <p>(c) does not involve a drive through facility.</p>	<p><b>AO4.1</b></p> <p>Development involving a <i>Food and drink outlet</i>, including where it is ancillary to another use:</p> <p>(a) does not exceed 200m<sup>2</sup> GFA for any individual tenancy; and</p> <p>(b) does not exceed a combined total of 400m<sup>2</sup> GFA in the <i>Plan area</i>; and</p> <p>(c) does not involve a drive through facility.</p>
<p><b>PO5</b></p> <p>Ancillary uses for <i>SRAIP uses</i>:</p> <p>(a) remain small scale and ancillary to the <i>SRAIP use</i>; and</p> <p>(b) are for the retail, administrative, financial, management or secretarial functions to support the core functioning of the primary use.</p>	<p><b>AO5.1</b></p> <p>Ancillary uses do not exceed 20% of the total GFA and are conducted within a building or structure.</p>
	<p><b>AO5.2</b></p> <p>Uses involving ancillary retail components must only sell products manufactured on site.</p>
	<p><b>AO5.3</b></p> <p>Uses involving ancillary office space only involves the administrative, financial, management or secretarial functions to support the core functioning of those uses.</p>
<p><b>PO6</b></p>	<p><b>AO6.1</b></p>

Performance Outcomes	Acceptable Outcomes
<p><i>A Service station:</i></p> <ul style="list-style-type: none"> <li>(a) is limited to 1 <i>Service station</i> in the Industry Precinct;</li> <li>(b) contains facilities for the use of biogas and/or other biofuels, petrol, diesel and LPG;</li> <li>(c) is of a size and layout that primarily services the needs of the SRAIP Industry Precinct;</li> <li>(d) involving an ancillary <i>Food and drink outlet</i> is of a size that services the needs of the SRAIP Industry Precinct, and does not include a drive through facility;</li> <li>(e) does not detrimentally impact the existing <i>Service station</i> facilities in local townships or centres; and</li> <li>(f) does not involve a drive through for a <i>Food and drink outlet</i> or for beverages or food otherwise.</li> </ul>	<p><i>A Service station:</i></p> <ul style="list-style-type: none"> <li>(a) is limited to 1 <i>Service station</i> located in the Industry Precinct;</li> <li>(b) has a maximum of 8 bowsers (16 vehicle refuelling spaces) of which a maximum of 6 bowsers (12 vehicle refuelling spaces) are used for petrol, diesel and LPG; and</li> <li>(c) contains refuelling options including biogas and/or other biofuels, petrol, diesel and LPG.</li> </ul> <p><b>AO6.2</b>  <i>A Service station</i> is not located on proposed Lots 1, 4, 7, 8, 9 or 10 on <b>Map 2</b>.</p> <p><b>AO6.3</b>  Development involving a <i>Food and drink outlet</i>, including where it is ancillary to a <i>Service Station</i>:</p> <ul style="list-style-type: none"> <li>(a) does not exceed 200m<sup>2</sup> GFA for any individual tenancy; and</li> <li>(b) does not exceed a combined total of 400m<sup>2</sup> GFA in the SRAIP <i>Plan area</i>; and</li> <li>(c) does not involve a drive through facility.</li> </ul> <p><b>AO6.4</b>  <i>A Service station</i> does not obtain direct access from the Cunningham Highway.</p>
<p><b>PO7</b></p> <p><i>A Transport depot:</i></p> <ul style="list-style-type: none"> <li>(a) is of a size that services the needs of the SRAIP <i>Plan area</i>;</li> <li>(b) is limited to one <i>Transport depot</i> within the SRAIP <i>Plan area</i>;</li> <li>(c) where involving ancillary uses (for example, cleaning, repairing or servicing of</li> </ul>	<p><b>AO7.1</b></p> <p><i>A Transport depot;</i></p> <ul style="list-style-type: none"> <li>(a) is limited to a single <i>Transport depot</i> in the SRAIP <i>Plan area</i>;</li> <li>(b) has a maximum capacity of 40 heavy vehicles; and</li> <li>(c) where involving ancillary uses does not exceed 300m<sup>2</sup> GFA.</li> </ul>

Performance Outcomes	Acceptable Outcomes
<p>vehicles, driver reviver facilities) is of a size that services the needs of the SRAIP Industry Precinct; and</p> <p>(d) does not undermine the viability of nearby facilities in local townships or centres.</p>	
<p><b>PO8</b> A Renewable energy facility (SRAIP biodigestion):</p> <p>(a) is designed, operated and managed to maintain public safety;</p> <p>(b) avoids detrimental impacts on the surrounding rural land and nearby sensitive receivers;</p> <p>(c) does not create environmental nuisance; and</p> <p>(d) is located on proposed Lot 11 on <b>Map 2</b>.</p>	<p><b>AO8.1</b> No Acceptable Outcome is prescribed.</p>
<p><b>PO9</b> Development involving <i>High impact industry (SRAIP composting)</i>:</p> <p>(a) is designed, operated and managed to maintain public safety;</p> <p>(b) avoids detrimental impacts on the surrounding rural land and nearby sensitive receivers;</p>	<p><b>AO9.1</b> No Acceptable Outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<p>(c) does not create environmental nuisance; and</p> <p>(d) is located on proposed Lot 19 on <b>Map 2</b>.</p>	
<p><b>PO10</b> Development involving <i>rural activities</i>:</p> <p>(a) is low impact;</p> <p>(b) is compatible with and able to operate near <i>industrial activities</i>;</p> <p>(c) involves activities that support the operation and functioning of the SRAIP Industry Precinct; and</p> <p>(d) minimises the potential for land use conflict with adjacent rural and industrial land.</p>	<p><b>AO10.1</b> <i>Rural industry</i> does not exceed 500m<sup>2</sup> GFA.</p> <p><b>AO10.2</b> For development excluding <i>Rural industry</i>, no Acceptable Outcome is prescribed.</p>
<p><b>PO11</b> Development involving <i>Intensive horticulture</i> and <i>Rural industry</i>:</p> <p>(a) is located, designed and managed to avoid adverse impacts on the amenity and landscape character of the locality;</p>	<p><b>AO11.1</b> No Acceptable Outcome is prescribed.</p> <p><b>Note</b> – <i>Screen landscaping shall be designed and constructed in accordance with <b>Planning Scheme Policy 2 – Landscape Design</b>.</i></p>



Performance Outcomes	Acceptable Outcomes				
<p>(b) is appropriately serviced by necessary road infrastructure; and</p> <p>(c) large buildings or structures are sited or provided with screen landscaping to minimise their bulk and visibility from roads, public places or sensitive land uses.</p>					
<p><b>PO12</b></p> <p>Development:</p> <p>(a) avoids the release of harmful pollutants;</p> <p>(b) protects the health and safety of sensitive uses; and</p> <p>(c) avoids detrimental impacts on <i>SRAIP</i> uses.</p>	<p><b>AO12.1</b></p> <p>No Acceptable Outcome is prescribed.</p>				
<p><b>PO13</b></p> <p>Development mitigates air, odour and noise emissions and vibration or other impacts to acceptable environmental standards which avoid detrimental amenity or health impacts to sensitive receivers.</p>	<p><b>AO13.1</b></p> <p>No Acceptable Outcome is prescribed.</p>				
<b>Setbacks</b>					
<p><b>PO14</b></p> <p>Development is of a bulk and scale that is consistent with the intended form and character of the area having regard to:</p> <p>(a) the visual dominance of buildings and structures when</p>	<p><b>AO14.1</b></p> <p>Building and structures are setback as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Front</td> <td>6m where building height is less than 15m;</td> </tr> </tbody> </table>	Setback	Minimum Distances Measured in Metres (m)	Front	6m where building height is less than 15m;
Setback	Minimum Distances Measured in Metres (m)				
Front	6m where building height is less than 15m;				

Performance Outcomes		Acceptable Outcomes	
<p>viewed from the Cunningham Highway;</p> <p>(b) the visual dominance of buildings and structures when viewed from adjoining premises; and</p> <p>(c) landscaping buffers along street frontages and Cunningham Highway.</p>		Otherwise 10m	
	Side and rear boundaries for buildings/structures with a height greater than 15m	4m where building height is less than 15m; Otherwise 6m	
	Side and rear boundaries for lots adjacent to Cunningham highway	6m where building height is less than 15m, otherwise 10m	
<p><b>PO15</b></p> <p>Development has a building height which is consistent with the streetscape, local context and intent for the SRAIP <i>Plan area</i> and each Precinct having regard to:</p> <p>(a) the amenity of an adjoining premises in a non-industrial zone or precinct; and</p> <p>(b) the building bulk and scale when viewed from Cunningham Highway.</p>	<p><b>AO15.1</b></p> <p>The height of development does not exceed:</p> <p>(a) 35m where located on lots 12 or 13 and involving a <i>Warehouse</i> (cold storage facility and/or distribution centre) with an <i>Agri-focus</i> only;</p> <p>(b) 20m where located on proposed lot 11 and involving a <i>Renewable energy facility (SRAIP biodigestion)</i>.</p> <p>(c) 15m in all other instances.</p>		
<b>Built form and urban design</b>			
<p><b>PO16</b></p> <p>Development maintains and protects the high scenic amenity from the Cunningham Highway including important views to significant landscape features, such as ridgelines and mountain ranges and peaks</p>	<p><b>AO16.1</b></p> <p>Development:</p> <p>(a) protects the views from public places of significant landscapes features;</p> <p>(b) avoids building on a ridgeline.</p>		
<p><b>PO17</b></p> <p>Development ensures buildings:</p>	<p><b>AO17.1</b></p> <p>Buildings are designed to address the street and emphasises building entry points through pedestrian access, landscaping and building</p>		

Performance Outcomes	Acceptable Outcomes
<p>(a) address the internal street and</p> <p>(b) address views from the Cunningham Highway;</p> <p>(c) are visually interesting through variation to the external appearance, such as dividing facades into a series of varied elements; and</p> <p>(d) use variation in materials, colour, architectural elements and building shape to reduce bulk and scale;</p> <p>(e) integrate landscape elements to reduce visual impacts.</p>	<p>design such as building articulation or features (awnings, building form or the like).</p>
	<p><b>AO17.2</b></p> <p>Visual interest is achieved through variation in colour, patterns, textures or building materials.</p>
	<p><b>AO17.3</b></p> <p>Buildings above 8.5m in height:</p> <p>(a) provide variation in roof form; and</p> <p>(b) use variation in colour, patterns, textures or building materials that differs with each elevation</p>
	<p><b>AO17.4</b></p> <p>Landscaped areas, including setback area, contain appropriate planting to soften built form and reduce visual impacts and address views from external viewpoints.</p>
<p><b>PO18</b></p> <p>Development ensures buildings complement the surrounding rural and natural land and public places by:</p> <p>(a) using colours that are compatible with the tones of the surrounding natural and rural landscape;</p> <p>(b) minimising glare and reflection to surrounding rural areas and public places; and</p> <p>(c) concealing rooftop plant and equipment from view from surrounding rural areas and public places.</p>	<p><b>AO18.1</b></p> <p>Building colours use muted tones and detailing.</p>
	<p><b>AO18.2</b></p> <p>External finishes have a low reflectivity.</p>
	<p><b>AO18.3</b></p> <p>Rooftop plant and equipment is visually screened from external public vantage points.</p>
<p><b>PO19</b></p>	<p><b>AO19.1</b></p>

Performance Outcomes	Acceptable Outcomes
<p>Development is designed and located to provide easy and safe access to buildings by pedestrians.</p>	<p>The building entry is:</p> <ul style="list-style-type: none"> <li>(a) connected directly with the public access street and car parking areas;</li> <li>(b) easily identifiable and visible from the street; and</li> <li>(c) directly accessible by pedestrians from car park areas, streets and public spaces via a sealed surface.</li> </ul> <p><b>AO19.2</b> Pedestrian paths are clearly delineated and provide safe movement through carparks to the building entry.</p>
<b>Access</b>	
<p><b>PO20</b> Development:</p> <ul style="list-style-type: none"> <li>(a) is configured to not obtain direct access to/from the Cunningham Highway; and</li> <li>(b) provide safe and efficient access to the SRAIP internal road network for vehicles and pedestrians.</li> </ul>	<p><b>AO20.1</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>(a) prevent driveway access to/from Cunningham Highway; and</li> <li>(b) allow driveway access and crossovers to be constructed in accordance with <b>Planning Scheme Policy 1 – Infrastructure Design</b> of the planning scheme.</li> </ul>
<b>Landscaping</b>	
<p><b>PO21</b> Landscaping is provided to:</p> <ul style="list-style-type: none"> <li>(a) enhance the streetscape character;</li> <li>(b) soften the appearance of the industrial buildings, outdoor storage areas and car parking areas when viewed from the street or a public space; and</li> </ul>	<p><b>AO21.1</b> Overland flow path Screen landscaping and Cunningham Highway Screen landscaping is provided with the following minimum requirements:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 3m; and</li> <li>(b) is provided generally in accordance with the Landscape Works Package prepared by Andrew Gold Landscape Architecture, Revision F dated 7 February 2024, provided at Appendix B.11 of the Revised Draft Impact Assessment Report; and</li> <li>(c) is designed and constructed in accordance with <b>Planning Scheme Policy 2 - Landscape Design</b> of the <i>planning scheme</i>.</li> </ul>

Performance Outcomes	Acceptable Outcomes
<p>(c) reduce the bulk and visibility of large-scale buildings or structures.</p>	<p><b>AO21.2</b></p> <p>Aesthetic landscaping:</p> <ul style="list-style-type: none"> <li>(a) has a minimum width of 2m along street frontages; and</li> <li>(b) has a minimum width of 1m along parts of the side and rear boundaries that adjoin outdoor storage or car parking areas; and</li> <li>(c) is provided generally in accordance with the Landscape Works Package prepared by Andrew Gold Landscape Architecture, Revision F dated 7 February 2024, provided at Appendix B.11 of the Revised Draft Impact Assessment Report; and</li> <li>(d) is designed and constructed in accordance with <b>Planning Scheme Policy 2 - Landscape Design</b> of the <i>planning scheme</i>.</li> </ul>
<b>Signage</b>	
<p><b>PO22</b></p> <p>Signage is only used for the displaying of information relating to the use/s being conducted on site or within the SRAIP <i>Plan area</i>.</p>	<p><b>AO22.1</b></p> <p>Development does not involve a <i>third party billboard sign</i>.</p>
<p><b>PO23</b></p> <p>Signage displaying to the Cunningham Highway is limited to 1 sign per site and does not:</p> <ul style="list-style-type: none"> <li>(a) adversely impact on the visual amenity of the locality;</li> <li>(b) dominate the landscape setting; and</li> <li>(c) create a hazard or distraction to drivers of vehicles on the transport network.</li> </ul> <p><b>Note</b> - use of nationally recognised standards will be considered</p>	<p><b>AO23.1</b></p> <p>For signage displaying to the Cunningham Highway:</p> <ul style="list-style-type: none"> <li>(a) no more than 1 sign per site displays towards the highway;</li> <li>(b) signs are affixed to a wall of a building;</li> <li>(c) is located a maximum of 15m above ground level;</li> <li>(d) does not exceed a face area of 8m<sup>2</sup>;</li> <li>(e) does not move, spin or rotate;</li> <li>(f) does not involve a beacon of light, or a revolving or flashing light; and</li> <li>(g) does not project beyond the boundary of the site.</li> </ul>



Performance Outcomes	Acceptable Outcomes
<i>necessary in assessing compliance with this outcome.</i>	
<b>Reconfiguration of a Lot – boundary realignment only</b>	
<p><b>PO24</b></p> <p>The arrangement, size and frontages of lots approved within the SRAIP are of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the precinct, and consistent with the SRAIP intensity and lot and road layout.</p>	<p><b>AO24.1</b></p> <p>The Allotment layout is consistent with the Plan of Development in <b>Map 2</b>.</p>
<p><b>PO25</b></p> <p>Lots adjacent to the Cunningham Highway:</p> <ul style="list-style-type: none"> <li>(a) are configured to not obtain direct access to/from the highway; and</li> <li>(b) provide safe and efficient access to the <i>SRAIP</i> internal road network for vehicles and pedestrians.</li> </ul>	<p><b>AO25.1</b></p> <p>Lots are configured to:</p> <ul style="list-style-type: none"> <li>(a) prevent driveway access to/from the Cunningham Highway; and</li> <li>(b) allow driveway access and crossovers to be constructed in accordance with <b>Planning Scheme Policy 1 - Infrastructure Design</b> of the planning scheme</li> <li>(c) Provide easement access where not providing public road frontage.</li> </ul>
<p><b>PO26</b></p> <p>Reconfiguring a lot in all precincts, which involves the realignment of a boundary, provides for:</p> <ul style="list-style-type: none"> <li>(a) an improved lot configuration that better meets the intended outcomes of the precinct; or</li> </ul>	<p><b>AO26.1</b></p> <p>A boundary realignment:</p> <ul style="list-style-type: none"> <li>(a) results in lots that have a usable shape that comply with the minimum lot size for the precinct in Table 8 - Minimum Lot Size and Design for SRAIP Development;</li> <li>(b) results in lots with a regular shape and boundaries where practicable;</li> <li>(c) allows for the uses intended in the precinct;</li> </ul>

Performance Outcomes	Acceptable Outcomes
<p>(b) the correction of a boundary encroachment by existing development;</p> <p>(c) safe and efficient access to the road for vehicles and pedestrians; and;</p> <p>(d) all lots are provided with essential services and public utilities, including sewerage, water, electricity and communication services</p>	<p>(d) does not detrimentally impact on infrastructure and essential services;</p> <p>(e) provides for all activities associated with the use on the lot to be located wholly within the lot; and</p> <p>(f) provides for all lots to have a legal, practical access to a constructed road.</p>
	<p><b>AO26.2</b> Infrastructure:</p> <p>(a) ensures buildings, structures and waste disposal areas are not located across a boundary;</p> <p>(b) does not result in an adverse drainage impact on upstream and downstream properties;</p> <p>(c) results in existing buildings and structures complying with minimum setback requirements;</p> <p>(d) is consistent with any existing approvals attached to the land;</p> <p>(e) ensures all lots are serviced by infrastructure expected in the precinct; and</p> <p>(f) does not restrict the lawful use of a lot.</p>
<b>Reconfiguring a Lot involving the Creation of an Easement Only</b>	
<p><b>PO27</b> Development which involves the creation of an easement:</p> <p>(a) does not result in existing development contravening the Planning Scheme;</p> <p>(b) does not impact on infrastructure and essential services;</p>	<p><b>AO27.1</b> Access easements are positioned to allow any associated driveway access and crossover to be constructed in accordance with <b>Planning Scheme Policy 1 - Infrastructure Design</b> of the planning scheme.</p>
	<p><b>AO27.2</b> Access easements are designed and located to avoid existing infrastructure and essential services, including sewerage, water, electricity and communication services.</p>
	<p><b>AO27.3</b> Access easements do not:</p> <p>(a) contravene any development approval applying to the site; and</p>

Performance Outcomes	Acceptable Outcomes
(c) does not impact upon any existing approvals attached to the land;	(b) result in existing development contravening the Planning Scheme.
(d) enables access to infrastructure; and	<b>AO27.4</b> Minimum widths for access easements are in accordance with Table 8 - Minimum Lot Size and Design for SRAIP Development.
(e) provides for a safe and efficient access point for vehicles and pedestrians.	
<b>PO28</b> Infrastructure easements accommodate infrastructure.	<b>AO28.1</b> Easements accommodate infrastructure networks across the SRAIP <i>Plan area</i> , including infrastructure defined as minor <i>Utility installation</i> infrastructure.

**Table 6. Minimum Lot Size and Design for SRAIP Development**

Precinct	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a <i>Private Road</i>	Minimum Width of Access for Rear Lots (Metres)
SRAIP Industry Precinct	6,000m <sup>2</sup>	8	50	Not permitted
SRAIP Rural Precinct	15ha	10	-	10

## 5 PART 5 DEFINITIONS

### ***Administrative Definitions***

- (1) Schedule 1 of the *Scenic Rim Planning Scheme* contains use definitions, defined activity groups and administrative definitions used in this document.
- (2) The administrative definitions listed below are additional terms used specifically for the *SRAIP Plan area*.
- (3) Where a term is used in this document that is not listed below in **Table 7**, refer to the latest version of Schedule 1 of the *Scenic Rim Planning Scheme*.

**Table 7. Administrative Definitions**

Column 1 Administrative Term	Column 2 Definition
<i>Agri-focus</i>	Means uses which operate with a focus on the processing of raw agricultural materials to produce food (human or animal), medicine, herbs, fibre, beverages or the like. This may include: <ol style="list-style-type: none"> <li>(1) co-located manufacturing uses which add value to the raw materials processed;</li> <li>(2) uses which enhance agricultural supply chain efficiencies; and</li> <li>(3) uses which support innovation in agriculture such as technology and research and development.</li> </ol>
<i>High impact agriculture industries</i>	Means the use of premises for <i>High impact industry</i> involving only: <ol style="list-style-type: none"> <li>(1) the processing, brewing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 500 tonnes per annum; or</li> <li>(2) vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum; or</li> <li>(3) distilling alcohol in works producing greater than 2,500 litres of alcohol product per annum and less than 10,000 litres of alcohol product per annum; or</li> <li>(4) processing and manufacturing of fibre.</li> </ol>
<i>Low impact agriculture industries</i>	Means the use of premises for <i>Low impact industry</i> involving only the processing, brewing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 50 tonnes per annum.
<i>Medium impact agriculture industries</i>	Means the use of premises for <i>Medium impact industry</i> involving only: <ol style="list-style-type: none"> <li>(1) the processing, brewing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 500 tonnes per annum; or</li> </ol>

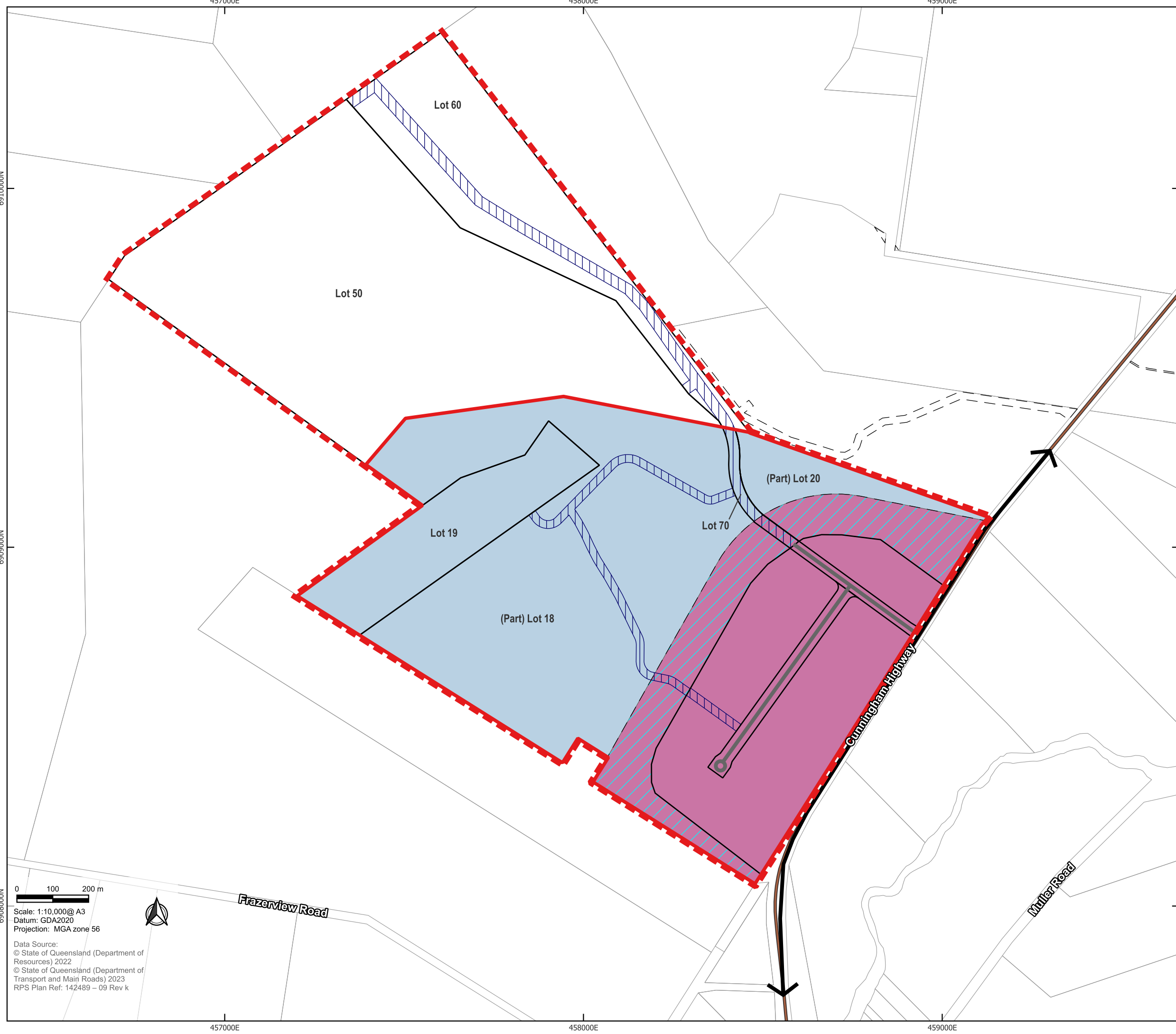
Column Administrative Term	Column 2 Definition
	<p>(2) vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum; or</p> <p>(3) distilling alcohol in works producing less than 2 500 litres of alcohol product per annum.</p>
<i>Plan area</i>	<p>The <i>Plan area</i> is land that is:</p> <p>(1) situated at 6200 – 6206 Cunningham Highway, Kalbar;</p> <p>(2) described as Lot 1 on RP216694, Lots 2-4 on SP192221, Lot 2 on RP20974 and Lot 2 on RP44024; and</p> <p>(3) shown in <b>Map 2</b>.</p>
<i>Private road</i>	<p>Means a road for exclusive use of the SRAIP and the Frazerview Quarry.</p>
<i>SRAIP biodigestion</i>	<p>Means the use of premises for <i>anaerobic digestion</i> and related activities as defined in the Environmental Protection Regulation 2019 on Lot 11 regulated in accordance with ERA 53(b).</p>
<i>SRAIP composting</i>	<p>Means the use of premises for composting and related activities as defined in the Environmental Protection Regulation 2019 on Lot 19 regulated in accordance with ERA 53(a).</p>
<i>SRAIP minor utility installation</i>	<p>Means a <i>Utility Installation</i>:</p> <p>(1) Carried out within the <i>Plan area</i> for the reticulation or conveyance of water, sewage, stormwater and recycled water, including ancillary maintenance and storage depots, pumping stations and other facilities for the operation of the use; or</p> <p>(2) Being infrastructure, linear in nature, and used for the conveyance of a product to tenants within the <i>Plan area</i>, including data and internet services; or</p> <p>(3) Involving the reconstruction or alteration of an existing <i>Utility installation</i> building where the design and external appearance is not materially altered; or</p> <p>(4) Being the following infrastructure within the <i>Plan area</i>:</p> <ul style="list-style-type: none"> <li>a) Rising main;</li> <li>b) Water reservoir;</li> <li>c) Sewerage or water mains;</li> <li>d) Booster pumps or pump stations;</li> </ul>

Column Administrative Term	Column 2 Definition
	<ul style="list-style-type: none"> <li>e) Storm or flood water drainage infrastructure;</li> <li>f) Stormwater retention basins;</li> <li>g) Gas mains providing gas directly to consumers;</li> <li>h) Bus stops; and</li> <li>(5) Not being the following:               <ul style="list-style-type: none"> <li>a) Water treatment plant; or</li> <li>b) Sewage treatment plant; or</li> <li>c) Waste management or disposal facility; or</li> <li>d) Groundwater extraction.</li> </ul> </li> </ul>
<i>SRAIP uses</i>	<p>Means uses intended for the SRAIP comprising one or a combination of the following uses:</p> <ul style="list-style-type: none"> <li>(1) the processing or value-adding of agricultural or farm products produce (including plant fibre) to produce including food (human or animal), fibre, beverages or other products;</li> <li>(2) agriculture-related research, innovation and technologies to support the farming and agriculture industry;</li> <li>(3) <i>Intensive horticulture</i>;</li> <li>(4) industries and activities necessary to support the hub such as warehousing and distribution activities;</li> <li>(5) a circular economy through reuse of waste and decarbonisation in industrial processes, production of bio- fertiliser and waste composting and the renewable energy production by anerobic digestion (<i>SRAIP biodigestion</i>).</li> </ul>
<i>Street frontage</i>	<p>For the purposes of the SRAIP <i>Plan area</i>, <i>Street frontage</i> includes setbacks from the Proposed Industry Precinct Road illustrated on <b>Map 1</b>.</p>

## 6 MAP 1 – PRECINCT PLAN

**Legend**

- Precinct boundary
- Site boundary
- Cadastre (DCDB)
- Proposed Overland Flow Path
- SRAIP Industry Precinct
- SRAIP Rural Precinct
- Lot 70
- Proposed Rural Access Roads and Easements
- Existing Easements
- Major Highway
- Proposed Industry Precinct Road
- State controlled roads



**NOTE:**  
Refer to proposed subdivision plans for further details of appendix B.1.3 of RDIAR.

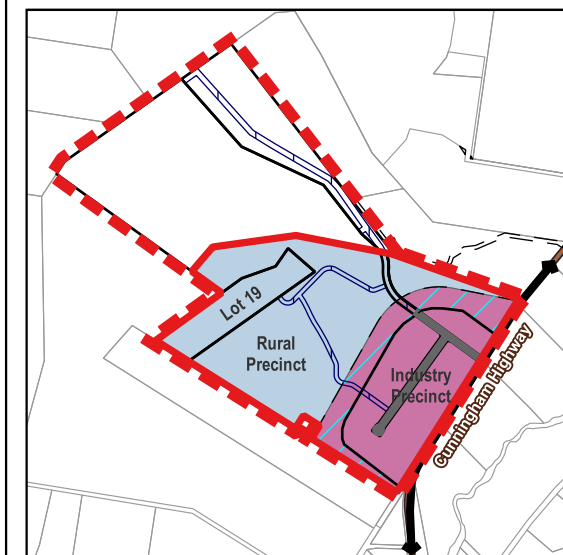
**Kalfresh  
6206 Cunningham Highway, Kalbar  
SRAIP Development Plan**

**Map 1 Precinct Plan**

0 100 200 m  
Scale: 1:10,000@ A3  
Datum: GDA2020  
Projection: MGA zone 56  
Data Source:  
© State of Queensland (Department of Resources) 2022  
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RPS Plan Ref: 142489 - 09 Rev k



## 7 MAP 2 - PLAN OF DEVELOPMENT



**Legend**

- Precinct boundary
  - Site boundary
  - Cadastre (DCDB)
  - SRAIP Industry Precinct
  - SRAIP Rural Precinct
  - Proposed Overland Flow Path
  - Proposed Stormwater Infrastructure
  - Proposed Private Infrastructure (incl. Water and Sewer Treatment Plant)
  - Proposed Rural Access Roads and Easements
  - Proposed Utilities Common Property
  - 3m common property
  - 4m common property
  - State controlled roads
- Plan of Development Controls**
- Building Height 35m (Max)
  - Building Height 20m (Max)
  - Building Height 15m (Max)
  - No Direct Lot Access (no access or egress)



**NOTE:**  
 Screen, Street, Aesthetic and Buffer Landscaping as per Landscape Design Plan contained at Appendix B.1.1 of the Revised Draft Impact Assessment.

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m<sup>2</sup>.

The boundaries shown on this plan should not be used for final detailed engineers design.

0 50 100 m

Scale: 1:4,000@A3  
 Datum: GDA2020  
 Projection: MGA zone 56


Data Source:  
 © State of Queensland (Department of Resources) 2022  
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 RPS Plan Ref: 142489 - 10 Rev M


**Kalfresh**  
**6206 Cunningham Highway, Kalbar**  
**SRAIP Development Plan**


**Map 2 Plan of Development**  
**(Industry Precinct)**

## CONTACT US

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