

Division 8: Gracemere – Stanwell Zone**About the Gracemere – Stanwell Zone**

- The Gracemere – Stanwell Zone covers that part of the Shire as mapped on Maps A1 – A2, A8 – A9, A12 & A17).
- The Gracemere – Stanwell Zone contains a number of distinct sub areas, being the;
 - Gracemere – Stanwell Zone – General Industry Precinct A;
 - Gracemere – Stanwell Zone – Low Impact Industry Precinct;
 - Gracemere – Stanwell Zone – Medium Impact Industry Precinct;
 - Gracemere – Stanwell Zone – High Impact Industry Precinct;
 - Gracemere – Stanwell Zone – Special Industry Precinct E;
 - Gracemere – Stanwell Zone – General Industry Precinct F;
 - Gracemere – Stanwell Zone – General Industry Precinct G;
 - Gracemere – Stanwell Zone – Special Industry Precinct H;
 - Gracemere – Stanwell Zone – Special Industry Precinct I;
 - Gracemere – Stanwell Zone – General Industry Precinct J; and
 - Gracemere – Stanwell Zone – Rural / Village Balance Precinct K.

The Gracemere – Stanwell Zone Code regulates new uses and works in relation to their impacts on the existing uses in the Area, their scale, design and location, and their compatibility with land in adjoining Areas.

4.8.1 Assessment tables for the Gracemere – Stanwell Zone**(1) Assessment categories for the Gracemere – Stanwell Zone**

The assessment categories⁶⁸ are identified for development in the Gracemere – Stanwell Zone in Column 2 of Tables 4.8.1(1) and 4.8.1(2) as follows:

1. Table 4.8.1(1)—making a material change of use⁶⁹ for a defined use, or another use in a defined use class, listed in Column 1; or
2. Table 4.8.1(2)—other development⁷⁰ listed in Column 1, including:
 - (i) operational work;
 - (ii) reconfiguring a lot; and
 - (iii) carrying out operational work for reconfiguring a lot.

(2) Relevant assessment criteria for self assessable and assessable development in the Gracemere – Stanwell Zone

The relevant assessment criteria in the Gracemere – Stanwell Zone are referred to in Column 3 of Tables 4.8.1(1) and 4.8.1(2).

For self-assessable and code assessable development, the relevant assessment criteria are the applicable codes.

⁶⁸ Information about assessment categories is provided in the Fitzroy Shire Planning Scheme User's Guide.

⁶⁹ Works associated with an application for a material change of use may be assessed together with the material change of use. Also, see Fitzroy Shire Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

⁷⁰ See Fitzroy Shire Planning Scheme Explanatory Notes giving examples that explain the type of development involved in different proposals.

TABLE 4.8.1 (1) ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE GRACEMERE – STANWELL ZONE MAKING A MATERIAL CHANGE OF USE		
Column 1 Defined use or use class	Column 2 Assessment Category- (where Self Assessable development Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9)	Column 3 Relevant criteria ⁷¹ — is the applicable codes for self assessable and code assessable development.
Low Impact Industry Precinct		
Rural Use Class		
All uses in the Rural Use Class	Impact assessable	
Residential Use Class		
Caretaker's Residence	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
All other uses in the Residential Use Class	Impact assessable	
Commercial Use Class		
Food Premises	Code assessable where less than or equates to 150 square metres gross floor area (including all seating areas). Impact assessable where the criteria for Code assessable do not apply	Gracemere – Stanwell Zone Code; and Development Standards Code
Service Station	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
All other uses in the Commercial Use Class	Impact assessable	
Industrial Use Class		
Bulk Store Landscape Supplies, Low Impact Industry Transport Terminal Vehicle Depot Warehouse	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
Medium Impact Industry	Code assessable where; (i) The use is not an Environmentally Relevant Activity; and (ii) The use operates only between 7am and 9pm Monday to Saturday. Impact assessable where the criteria for Code assessable do not apply	
All other uses in the Industrial Use Class	Impact assessable	
Community Use Class		
Open Space	Exempt	N/A
Public Facility – Operational		
Community Purposes	Code assessable where the use involves an: (i) Ambulance station; (ii) Fire brigade; (iii) Police station; or (iv) Emergency services depot. Impact assessable where the criteria for Code assessable do not apply	Gracemere – Stanwell Zone Code; and Development Standards Code

⁷¹ For impact assessable development the 'relevant assessment criteria' are provided for assistance and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

All other uses in the Community Use Class	Impact assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
Any other use not listed in this table. Any other undefined use.	Impact assessable	
Medium Impact Industry Precinct		
Rural Use Class		
All uses in the Rural Use Class	Impact assessable	
Residential Use Class		
Caretaker's Residence	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
All other uses in the Residential Use Class	Impact assessable	
Commercial Use Class		
Food Premises	Code assessable where less than or equates to 150 square metres gross floor area (including all seating areas).	Gracemere – Stanwell Zone Code; and Development Standards Code
	Impact assessable where the criteria for Code assessable do not apply	
Service Station	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
All other uses in the Commercial Use Class	Impact assessable	
Industrial Use Class		
Bulk Store Landscape Supplies, Low Impact Industry Medium Impact Industry Transport Terminal Vehicle Depot Warehouse	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
All other uses in the Industrial Use Class	Impact assessable	
Community Use Class		
Open Space	Exempt	N/A
Public Facility – Operational		
Community Purposes	Code assessable where the use involves: (i) ambulance station; (ii) Fire brigade; (iii) Police station; or (iv) Emergency services depot.	Gracemere – Stanwell Zone Code; and Development Standards Code
	Impact assessable where the criteria for Code assessable do not apply	
All other uses in the Community Use Class	Impact assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
Any other use not listed in this table. Any other undefined use.	Impact assessable	
High Impact Industry Precinct		
Rural Use Class		
All uses in the Rural Use Class	Impact assessable	
Residential Use Class		
Caretaker's Residence	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code

All other uses in the Residential Use Class	Impact assessable	
Commercial Use Class		
Service Station	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
All other uses in the Commercial Use Class	Impact assessable	
Industrial Use Class		
Bulk Store High Impact Industry, Medium Impact Industry Transport Terminal Vehicle Depot Warehouse	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
All other uses in the Industrial Use Class	Impact assessable	
Community Use Class		
Open Space	Exempt	N/A
Public Facility – Operational		
All other uses in the Community Use Class	Impact assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
Any other use not listed in this table. Any other undefined use.	Impact assessable	
General Industry Precincts A, F, G, and J		
Rural Use Class		
Agriculture Animal Husbandry/Grazing	Self assessable	
Stock Saleyard Roadside Stall	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
All other uses in the Rural Use Class	Self assessable where the use area does not exceed 10m ² Code assessable where the criteria for Self assessable do not apply	
	Impact assessable	
Residential Use Class		
All uses in the Residential Use Class	Impact assessable	
Commercial Use Class		
Outdoor entertainment	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
All other uses in the Commercial Use Class	Impact assessable	
Industrial Use Class		
Bulk Store Low Impact Industry Transport Terminal Vehicle Depot Warehouse	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
All other uses in the Industrial Use Class	Impact assessable	
Community Use Class		
Open Space	Exempt	N/A
All other uses in the Community Use Class	Impact assessable	Gracemere – Stanwell Zone Code; and Development Standards Code

Special Industry Precincts E, H & I		
Rural Use Class		
Agriculture Animal Husbandry/Grazing	Self assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
Roadside Stall	Self assessable where the use area does not exceed 10m2 Code assessable where the criteria for Self assessable do not apply	
All other uses in the Rural Use Class Agriculture	Impact assessable	
Residential Use Class		
All uses in the Residential Use Class	Impact assessable	
Commercial Use Class		
All other uses in the Commercial Use Class	Impact assessable	
Industrial Use Class		
Warehouse; Bulk Store	Code assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
All other uses in the Industrial Use Class	Code assessable where relying on cogeneration using steam from the Stanwell Power Station or on the outputs of any other industry established in the Zone Impact assessable where the circumstances of Code assessable do not apply	
Community Use Class		
Open Space	Exempt	N/A
Public Facility – Operational		
All other uses in the Community Use Class	Impact assessable	
Rural / Village Balance Precinct K		
Rural Use Class		
Agriculture Animal Husbandry/Grazing	Self assessable	Gracemere – Stanwell Zone Code; and Development Standards Code
Roadside Stall	Self assessable where the use area does not exceed 10m2 Code assessable where the criteria for Self assessable do not apply	
Rural Dwelling	Code assessable	
All other uses in the Rural Use Class	Impact assessable	
Residential Use Class		
Caretaker's Residence	Code assessable	Gracemere – Stanwell Zone Code; Development Standards Code;
Home Based Business	Self assessable if utilising an existing house Code assessable if requiring additions to an existing house or a new house	Gracemere – Stanwell Zone Code; Development Standards Code; Home Based Business Code; and House Code
Home Host Accommodation	Code assessable	Gracemere – Stanwell Zone Code; Development Standards Code; Home host accommodation Code; and House Code
House		Gracemere – Stanwell Zone Code; Development Standards Code; and House Code

All other uses in the Residential Use Class	Impact assessable	
Commercial Use Class		
All other uses in the Commercial Use Class	Impact assessable	
Industrial Use Class		
All other uses in the Industrial Use Class	Impact assessable where the circumstances of Code assessable do not apply	
Community Use Class		
Open Space	Exempt	N/A
Public Facility – Operational		
All other uses in the Community Use Class	Impact assessable	

TABLE 4.8.1 (2) ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE GRACEMERE – STANWELL ZONE OTHER DEVELOPMENT		
Column 1 Defined use or use class	Column 2 Assessment Category- (where Self Assessable development Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9)	Column 3 Relevant criteria ⁷² — is the applicable codes for self assessable and code assessable development.
Operational work		
Works - Roads	Code assessable in all precincts	Gracemere – Stanwell Zone Code; Development Standards Code.
Works - Bridges		
Works – Structures (eg traffic barriers, pedestrian safety rails, retaining walls and street lighting)	Self assessable, where not located in the: (i) Low Impact Industry Precinct; (ii) Medium Impact Industry Precinct; or (iii) High Impact Industry Precinct.	
Works – Earth Dams and Detention Basins		
Works – Stormwater Drainage	Code assessable where located in the: (i) Low Impact Industry Precinct; (ii) Medium Impact Industry Precinct; or (iii) High Impact Industry Precinct.	
Works – Site Works		
Works – Erosion Control and Stormwater Management		
Works – Cycleway and Pathway	Code assessable in all precincts	
Works – Bushfire Protection	Self assessable in all precincts	
Works – Water	Code assessable in all precincts	
Works – Sewerage		
Works – Car Parking and Access	Self assessable where not located in the: (i) Low Impact Industry Precinct; (ii) Medium Impact Industry Precinct; or (iii) High Impact Industry Precinct..	
Works – Parks, Landscaping and Street Trees		
Works – Electricity and Telecommunications	Code assessable where located in the: (i) Low Impact Industry Precinct; (ii) Medium Impact Industry Precinct; or (iii) High Impact Industry Precinct.	
Reconfiguring a lot⁷³		
All circumstances	Code assessable; (i) Where the size of any additional lots created is; (a) Not more than 5% below, (b) Equal to, or (c) Greater than; the relevant specified minimum lot sizes in the Reconfiguring a Lot Code; or (ii) Where no additional lots are created and the proposal is for the rearrangement of existing lot boundaries. Impact assessable where circumstances for Code assessable do not apply	Gracemere – Stanwell Zone Code; Reconfiguring a Lot Code; and Development Standards – Reconfiguring a Lot Code
Carrying out operational work for reconfiguring a lot		
All circumstances	Code assessable	Gracemere – Stanwell Zone Code Reconfiguring a Lot Code; and Development Standards – Reconfiguring a Lot Code

⁷² For impact assessable development the ‘relevant assessment criteria’ are provided for assistance and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA.

⁷³ Under IPA, schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

Other		
All other development	Exempt	N/A

4.8.2 Assessment criteria for the Gracemere – Stanwell Zone**(1) Gracemere – Stanwell Zone Code**

The provisions in this division comprise the Gracemere – Stanwell Zone Code. They are;

- (i) the Purpose of the Gracemere – Stanwell Zone Code – Section (2); and
- (ii) the Specific Outcomes, Probable Solutions and Acceptable Solutions for the Gracemere – Stanwell Zone – Table 4.8.2 Gracemere – Stanwell Zone.

(2) The Purpose of the Gracemere – Stanwell Zone Code

The purpose of the Gracemere – Stanwell Zone Code is to achieve the following overall outcomes:

- (i) Industrial land in the Gracemere-Stanwell Zone is maintained and developed as a regionally significant industrial area providing for a wide range of industrial activities, including higher order industries serving the wider Central Queensland region and, providing significant local and regional employment and economic opportunities.
- (ii) Development generally provides for low impact industry uses closest to potentially sensitive uses with medium and high impact industry uses, including potential for 24 hour operations, substantially separated from sensitive non-industrial uses.
- (iii) Industrial land is designed, and remains available, for intended industrial uses and is protected from encroachment by development that is potentially sensitive to the impacts of industrial development.
- (iv) The subdivision of land for industrial areas provide for a mix of lot sizes and, in particular, provide for larger lots sizes in the Medium Impact Industry Precinct and High Impact Industry Precinct.
- (v) Development may include non-industrial uses that support industrial activities in the Zone where they do not compromise the long term use of the land for industrial purposes and the scale of these uses do not compromise the role and function of existing or future planned commercial centres.
- (vi) It is anticipated that one local service centre will be required to support the needs of industry and service the day to day needs of people working or visiting the industrial area. Development is of a scale and is located so that the principal trade catchment does not extend beyond the Gracemere industrial area.
- (vii) The interface between industrial lands, their freight (road and rail) corridors and surrounding sensitive land uses is managed to protect the health, wellbeing, amenity and safety of the community and to protect industrial activities from incompatible development. The establishment of new sensitive uses is prevented from encroaching into or near industrial land and their associated freight (road and rail) corridors, to ensure ongoing efficient operation, minimise risks and avoid conflicts. In particular,
 - (1) industrial development minimises adverse impacts on surrounding sensitive non-industrial uses through building design, hours of operation, screening, landscaping and management practices; and
 - (2) buffers are provided to prevent impacts of medium and high impact industrial uses on surrounding sensitive non-industrial uses.
- (viii) Development maintains safety to people and avoids significant adverse effects on the natural environment.
- (ix) Development incorporates sustainable practices including maximising opportunities for energy efficiency, water conservation and public and active transport use.

- (x) Development incorporates drainage, stormwater, waste water and soil erosion management measures that protect ground and surface water quality and the environmental values of waterways as specified in the Environmental Protection (Water) Policy 2009.
- (xi) Development does not have direct access to or from the Overpass Access Road.
- (xii) Industrial development maximises the use of existing and planned transport infrastructure and has safe and practical access to all modes of transport infrastructure including roads and railways. Development provides for all future road corridors consistent with the road hierarchy and network.
- (xiii) Development of industrial land is staged to match planned infrastructure provision, and is staged generally from east to west.
- (xiv) Development maintains and protects the safe and efficient operation or use of infrastructure installations and corridors and avoids the encroachment of sensitive or inappropriate land use. These facilities include:
 - (1) energy related infrastructure including high voltage electricity transmission lines, substations, gas pipelines and the like;
 - (2) transport and freight networks (road and rail);
 - (3) water and waste water treatment plants; and
 - (4) stormwater management infrastructure such as detention basins.
- (xv) Major infrastructure corridors are co-located wherever possible. In particular, the preferred location for a potential future gas pipeline corridor is co-located within or adjacent to, the alignment of the existing high voltage electricity transmission corridor.
- (xvi) Development responds to topography, bushfire and flooding constraints in a manner in which permanent structures and infrastructure are located and designed so as to minimise potential adverse effects to life, property, and infrastructure.
- (xvii) Within the Gracemere-Stanwell Zone:
 - (1) development maintains the operational, safety, and efficiency of State-controlled roads;
 - (2) stormwater run-off from the site is collected and discharged such that it has no adverse impacts on State-controlled roads; and
 - (3) noise sensitive development located near a transport noise corridor is designed in accordance with the Department of Transport and Main Roads' *Road Traffic Noise Management: Code of Practice*, and the Department of Transport and Main Roads' *Policy Position Statement: Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure*..
- (xviii) Development on land adjacent to, or highly visible from the Capricorn Highway, maintains high standards of appearance through appropriate siting, signage, design, building and structural finishes and landscaping.

(a) Gracemere – Stanwell– General Industry Precinct A

The overall outcomes are:

- (i) Uses which have synergies with the Gracemere Saleyards, including agricultural and mining machinery manufacturing and repair, agricultural research, transport activities (including those associated with road and rail transport opportunities unique to the Precinct) and exhibition and sports activities are the dominant uses in the Precinct;
- (ii) Higher impact industries than those listed above, only occur where their siting and or design does not significantly impact on nearby rural home sites or the water quality of the Gracemere Lagoons;

(iii) Development on land adjacent to, or highly visible from, the Capricorn Highway maintain high standards of appearance through appropriate siting, design, building and structure finishes and landscaping;

(iv) New uses that are included in the Residential Use Class are not located in the Precinct;

(v) Development on land along the eastern extremity of the Precinct does not intrude upon the views enjoyed by the Gracemere Homestead; and

(vi) Undeveloped parts of this Precinct are afforded water and sewerage reticulation via augmentation of the Gracemere water and sewerage schemes in the short term.

(b) Gracemere – Stanwell Zone – Low Impact Industry Precinct

The overall outcomes are:

- (i) Low impact service industrial activities are the dominant uses in the Low Impact Industry Precinct and have negligible impacts on surrounding sensitive non-industrial uses.
- (ii) The viability of existing and future low impact industry uses is not affected by the intrusion of sensitive or incompatible uses.
- (iii) Lot sizes range from 1000 square metres to one (1) hectare;
- (iv) The scale, siting, design and form of development, including car parking areas and landscaping, contributes to a high standard of amenity.
- (v) Development with potential adverse or nuisance impacts on surrounding residential or rural residential land uses is avoided, particularly outside normal business hours.
- (vi) The following uses are not located in the precinct:
 - (a) Medium impact industry uses, other than where the nature of the operations do not create greater impacts than a low impact industry use and, which meet the specific outcomes for the zone;
 - (b) High impact industry uses;
 - (c) Noxious or hazardous industries;
 - (d) Industries or uses involving outdoor manufacturing, with all manufacturing aspects being undertaken indoors;
 - (e) Any form of residential development, other than a caretaker's residence; or
 - (f) Retail uses which are more appropriately located in a centre.
- (vii) A limited range of non-industrial uses that are ancillary to and support industrial uses and the day to day needs of people employed in the industrial area may locate in the precinct, where they do not compromise the role and function of existing or future planned commercial centres. These uses may include:
 - (a) Caretaker's residence;
 - (b) Administration office for an industrial use carried out on the same site;
 - (c) Warehousing and retail associated with, but ancillary to industrial activities carried out on the same site;
 - (d) Small scale food premises servicing the day to day needs of people working in the industrial area;
 - (e) Service station where located on a minor industrial collector or road of higher status on the road hierarchy plan;
 - (f) Retail uses which would be incompatible in other zones or precincts as a result of the size or nature of the goods sold or the fitting services provided such as heavy plant and machinery parts, wholesale trade supplies to trade customers, outdoor sales, agricultural supplies store, garden centres, bulk landscape supplies and warehousing; and

- (g) Uses that share similar characteristics and external impacts with industrial uses and do not conflict with industrial uses because of hours of operation or the nature of the use, such as indoor sporting and recreation facilities.
- (viii) Development is managed to avoid environmental harm and any other adverse impacts on nearby residential uses, having regard to;
 - (a) The appearance of premises in views from nearby residential land,
 - (b) The siting and orientation of buildings to shield nearby dwellings from adverse impacts;
 - (c) Hours of operation;
 - (d) Noise generation, air, light and odour emissions, and waste management;
 - (e) Traffic generation.

(c) Gracemere – Stanwell Zone – Medium Impact Industry Precinct

The overall outcomes are:

- (i) Medium impact industry uses, including potential for 24 hour operations, are the dominant uses in the precinct.
- (ii) Low impact industry uses may be appropriate where they are not detrimentally affected by, or compromise the operations of Medium impact industry uses. The preferred location for Low impact industry uses is on land adjoining, or within 250 metres of an existing sensitive use or non-industrial precinct.
- (iii) The following uses are not located in the precinct:
 - (a) Noxious or hazardous industries;
 - (b) Any form of residential development, other than a caretaker's residence; or
 - (c) Retail uses which are more appropriately located in a centre.
- (iv) High impact industry uses may potentially locate in the precinct where:
 - (a) potential off-site impacts can be mitigated or managed to prevent impacts on sensitive uses within and outside the precinct;
 - (b) these uses will not compromise the long term use of the land for medium impact industry uses; and
 - (c) the site and development maintains a minimum separation distance of 500 metres from an existing sensitive use in the zone or other non-industrial precinct.
- (v) The viability of existing and future medium impact industry uses is not affected by the intrusion of sensitive or other incompatible uses. In particular, the establishment of sensitive uses is avoided in the precinct, except when supporting the industrial nature of the area.
- (vi) Large land holdings are provided to accommodate large land consumptive industries with lots sizes ranging from 4000 square metres to five (5) hectares.
- (vii) A limited range of non-industrial uses that are ancillary to and support industrial uses and the day to day needs of people employed in the industrial area may locate in the precinct, where they do not compromise the role and function of existing or future planned commercial centre. These uses may include:
 - (a) Caretaker's residence;
 - (b) Administration office for an industrial use carried out on the same site;
 - (c) Warehousing and retail associated with, but ancillary to industrial activities carried out on the same site;
 - (d) Small scale food premises servicing the day to day needs of people working in the industrial area;

- (e) Food or produce distribution market;
 - (f) Service station where located on a minor industrial collector or road of higher status on the road hierarchy plan;
- (viii) Development minimises adverse impacts on nearby non-industrial precincts and sensitive uses through building design, hours of operation, screening and landscaping. In particular, any noise, odour or air emitting aspects of the use, are undertaken indoors, wherever possible.
 - (ix) Industrial land uses are provided with adequate infrastructure servicing including;
 - (a) major augmentation of either the Gracemere or Stanwell water supply schemes; and
 - (b) connection to an upgraded Gracemere treatment plant; or
 - (c) provision of on-site effluent treatment may be appropriate, where it can be demonstrated that connection to the reticulated sewerage system is not practically available to the site. Development connects to the reticulated system when practically available.
 - (x) Development on land adjacent to, or highly visible from, the Capricorn Highway maintain high standards of appearance through appropriate siting, design, building and structure finishes and landscaping;
 - (xi) Development is managed to avoid environmental harm and any other adverse impacts on nearby residential uses, having regard to;
 - (a) The appearance of premises in views from nearby residential land,
 - (b) The siting and orientation of buildings to shield nearby dwellings from adverse impacts;
 - (c) Hours of operation;
 - (d) Noise generation, air, light and odour emissions, and waste management;
 - (e) Traffic generation; and
 - (f) The provision of buffers to any nearby sensitive use including rural residential uses, residences or other non-industrial precinct, sufficient to minimise potential adverse impacts of development.

(d) Gracemere – Stanwell Zone – High Impact Industry Precinct

The overall outcomes are:

- (i) High impact industry uses, including potential for 24 hour operations, are the dominant uses in the Precinct. These uses may operate outdoors where not involving the manufacture of agricultural chemicals, pharmaceuticals products, explosives or fertiliser.
- (ii) Low impact industry uses and medium impact industry uses may locate in the precinct where they are integral to the operation of the primary high impact industry use undertaken on the same site and where they are not detrimentally affected by, or compromise the operations of high impact industry uses.
- (iii) The following uses are not located in the precinct:
 - (a) Noxious or hazardous industries;
 - (b) Any form of residential development, other than a caretaker's residence; or
 - (c) Retail uses which are more appropriately located in a centre;
- (ix) A limited range of non-industrial uses that are ancillary to and support industrial uses and the day to day needs of people employed in the industrial area may locate in the precinct, where they do not compromise the role and function of existing or future planned commercial centre. These uses may include:
 - (a) Caretaker's residence;
 - (b) Administration office for an industrial use carried out on the same site;
 - (c) Warehousing and retail associated with, but ancillary to industrial activities carried out on the same site;

- (d) Small scale food premises servicing the day to day needs of people working in the industrial area;
- (e) Service station where located on a minor industrial collector or road of higher status on the road hierarchy plan;
- (x) The viability of existing and future high impact industry uses is not affected by the intrusion of sensitive or other incompatible uses. In particular, the establishment of sensitive uses in the precinct is avoided, except where supporting the industrial nature of the area.
- (xi) Large land holdings are provided to accommodate large land consumptive industries and to provide adequate separation and buffers between uses. The minimum lot size is one (1) hectare.
- (xii) Development minimises adverse impacts on nearby non-industrial precincts and sensitive uses through building design, hours of operation, screening and landscaping.
- (xiii) Industrial land uses are provided with adequate infrastructure servicing including;
 - (a) major augmentation of either the Gracemere or Stanwell water supply schemes; and
 - (b) connection to an upgraded Gracemere treatment plant; or
 - (c) provision of on-site effluent treatment may be appropriate, where it can be demonstrated that connection to the reticulated sewerage system is not practically available to the site. Development connects to the reticulated sewerage system when practically available.
- (xiv) Development on land adjacent to, or highly visible from, the Capricorn Highway maintain high standards of appearance through appropriate siting, design, building and structure finishes and landscaping.
- (xv) Development provides on-site stormwater management treatment and ensures the retention of the existing major drainage line, which runs south-west/north-east through the area, as an overland flow corridor; and
- (xvi) Buffers are provided and maintained to any nearby sensitive use including rural residential uses, residences or other non-industrial precinct, sufficient to minimise potential adverse impacts of development.

(e) Gracemere – Stanwell Zone – Special Industry Precinct E

The overall outcomes are:

- (i) Industrial activities which are particularly land extensive, and large scale uses which may have higher impact potential, locate in the Precinct. Such uses may include automotive component manufacturing, tool/die making, steel and other metal industries and specialist support service industries;
- (ii) Industrial land uses are established once infrastructure servicing is provided, namely;
 - (a) major augmentation of the Stanwell water supply schemes; and
 - (b) either on-site effluent treatment or development of a major treatment plant.
- (iii) The site characteristics of land in the Precinct are such that large scale industries which require larger separation distances to sensitive uses may be accommodated;
- (iv) Land uses which have high sulphur dioxide (SO₂) or nitrogen dioxide (NO₂) emissions may not be appropriate in the Precinct;
- (v) Development on land adjacent to, or highly visible from, the Capricorn Highway maintain high standards of appearance through appropriate siting, design, building and structure finishes and landscaping;

(vi) Development does not have any significant negative impacts on water quality in the creeks:

(vii) Development is undertaken in a manner that does not exacerbate local flooding, and that does not place people or property at risk to flooding; and

(viii) The subdivision of land in the Precinct provides wholly or mainly for the needs of large scale industrial uses.

(f) Gracemere – Stanwell Zone – General Industry Precinct F:

The overall outcomes are:

(i) General industrial activities which have some synergy with any major industrial facility established in nearby Special Industry Precincts such as tool or die making, transport related activities and service industries, are the dominant uses in the Precinct;

(ii) Industrial land uses are established once infrastructure servicing is provided, namely;

(a) major augmentation of the Stanwell water supply schemes; and

(b) either on-site effluent treatment or connection to a treatment plant provided to service premises in Precinct E.

(iii) Infrastructure servicing is achieved in the long term future due to servicing constraints;

(iv) Land uses take advantage of the Precinct's good access and exposure to the Capricorn Highway and rail facilities, whilst maintaining high standards of through appropriate siting, design, building and structure finishes and landscaping; and

(v) Land uses do not generate significant sulphur dioxide (SO₂) or nitrogen dioxide (NO₂) emissions

(g) Gracemere – Stanwell Zone – General Industry Precinct G

The overall outcomes are:

(i) General industrial activities which have some synergy with any major industrial facility established in nearby Special Industry Precincts such as those relying on cogeneration using steam from the Stanwell Power Station, minor food processing and research, are the dominant uses in the Precinct;

(ii) General industrial activities with synergies to uses in adjoining Special Industry Precincts are able to overcome the degree of isolation created by Quarry Creek;

(iii) Development is undertaken in a manner that does not exacerbate local flooding, and that does not place people or property at risk to flooding;

(iv) Industrial land uses are established once infrastructure servicing is provided, namely;

(a) major augmentation of the Stanwell water supply schemes; and

(b) either on-site effluent treatment or connection to a treatment plant provided to service premises in Precinct E.

(v) Development on land adjacent to, or highly visible from, the Capricorn Highway maintain high standards of appearance through appropriate siting, design, building and structure finishes and landscaping;

(vi) Development does not have any significant negative impacts on water quality in Quarry Creek; and

(vii) Land uses do not generate significant sulphur dioxide (SO₂) or nitrogen dioxide (NO₂) emissions.

(h) Gracemere – Stanwell Zone – Special Industry Precinct H:

The overall outcomes are:

- (i) Industrial activities which have some synergy with any major industrial facility established in nearby Special Industry Precincts, especially the Stanwell Power Station and may automotive component manufacturing, light metal castings, and uses relying on cogeneration using steam from the Stanwell Power Station;
- (ii) Industrial land uses are established once infrastructure servicing is provided, namely;
 - (a) major augmentation of the Stanwell water supply schemes; and
 - (b) either on-site effluent treatment or connection to a major treatment plant provided to service Precinct E;
- (iii) The site characteristics of land in the Precinct are such that large scale industries which require larger separation distances to sensitive uses may be accommodated;
- (iv) Land uses which have high sulphur dioxide (SO₂) or nitrogen dioxide (NO₂) emissions may not be appropriate in the Precinct;
- (v) Development does not have any significant negative impacts on water quality in Quarry Creek and its riparian vegetation; and
- (vi) The subdivision of land in the Precinct provides wholly or mainly for the needs of medium to large scale industrial uses.

(i) Gracemere – Stanwell Zone – Special Industry Precinct I

The overall outcomes are:

- (i) Industrial activities which have some synergy with the Stanwell Power Station may include precast alloy/magnesium foundry, magnesium scrap and dross reprocessing, carbon anode preparation, electrolytic cell repair, fly ash processing, chlor-alkali plant, gas phase chemical waste reduction and other uses relying on cogeneration using steam from the power station;
- (ii) Industrial land uses are established once infrastructure servicing is provided, namely;
 - (a) Major augmentation of the Stanwell water supply schemes; and
 - (b) Either on-site effluent treatment or at a regional treatment plant;
- (iii) The site characteristics of land in the Precinct are such that large scale industries which require larger separation distances to sensitive uses may be accommodated;
- (iv) Land uses which have high sulphur dioxide (SO₂) or nitrogen dioxide (NO₂) emissions may not be appropriate in the Precinct; and
- (v) Development does not have any significant negative impacts on water quality in creeks through and bounding the Precinct; and
- (vi) Reconfiguration of a lot in the precinct is intended to provide wholly or mainly for the needs of large scale uses of regional significance.

(j) Gracemere – Stanwell Zone – General Industry Precinct J

The overall outcomes are:

- (i) Agricultural and grazing uses exist and are planned to continue in the Precinct in the short term;

(ii) Subject to the provision of necessary infrastructure and the development of other surrounding Precincts, general industrial activities which are particularly land extensive, and large scale uses which may have higher impact potential such as agricultural and mining machinery manufacturing/repairing, refractory product making, freight depots and other transport related facilities, meat and fruit processing, scrap metal yards, recycling facilities and tanneries., will become the dominant uses in the Precinct;

(iii) Infrastructure servicing is achieved in the long term future;

(iv) Industrial land uses do not generate significant sulphur dioxide (SO₂) or nitrogen dioxide (NO₂) emissions; and

(v) Development is undertaken ensuring the retention of the existing major drainage line which runs through the area, as an overland flow corridor and vegetated open space corridors.

(k) Gracemere – Stanwell Zone – Rural / Village Balance Precinct K

The overall outcomes are:

- (i) The existing land uses in the Precinct are maintained; including the integrity of Stanwell and Kabra villages, and agriculture and rural pursuits on larger lots;
- (ii) Uses in the Residential Use class and reconfiguring a lot proposals resulting in rural residential sized lots, on the edge of Stanwell and Kabra do not occur in the Precinct;
- (iii) Parts of this precinct adjoin industrial areas and there is potential for sensitive uses to be impacted by industrial development and their associated freight corridors. In order to minimise impacts, any development which would increase the intensity of people living within these areas is avoided. In particular,
 - (a) sensitive uses maintain a minimum setback distance of 500 metres from land in the High Impact Industry Precinct, in accordance with State Planning Policy 5/10 Air, Noise and Hazardous Materials; and
 - (b) sensitive uses maintain a minimum setback distance of 250 metres from land in the Medium Industry Precinct, in accordance with State Planning Policy 5/10 Air, Noise and Hazardous Materials; or
 - (c) where these setbacks are not achievable, development for a use in the Residential Use Class or other sensitive use is designed to adequately protect human health, wellbeing and amenity from potential air, noise and odour emissions and in particular, development meets the indoor noise objectives set out in the Environmental Protection (Noise) Policy and air quality objectives set out in the Environmental Protection (Air) Policy.
- (iv) Industrial development may locate in the Precinct where;
 - (a) The use has specific needs in relation to access to the transport network that cannot be met within any of the industry precincts;
 - (b) A site provides the only opportunity to meet specific operational requirements;
 - (c) The use will be located to ensure compatibility with existing industry;
 - (d) Provision is made for mitigation of any potential adverse impacts on nearby residential and rural land uses; and
 - (e) Development does not have any significant negative impacts on water quality in creeks through and bounding the Precinct.

TABLE 4.8.2 GRACEMERE – STANWELL ZONE CODE

TABLE 4.8.2 GRACEMERE – STANWELL ZONE CODE	
Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Uses and Works</i>	
Environmental Considerations	
<p>S1 Land uses and works are located and designed so as not to have significant negative impacts on natural values of the environment including:</p> <p>(i) Natural fauna and flora habitats; (ii) Water quality, watercourse integrity and, ground water resources, (iii) Soil and land resources; and (iv) Air quality.</p>	<p>P/A1.1 Where the site and any newly created lots are not connected to the reticulated sewerage system, on-site sewerage disposal methods meet;</p> <p>(i) The Department of Natural Resources and Mines <i>On-site Sewerage Code (July 2002)</i> or any subsequent update of that Code; and (ii) AS/NZS 1547:2000 <i>On-site Domestic Wastewater Management</i>.</p> <p>P/A1.2 Uses in the Industrial Use Class, which locate in General Industry - Precinct A; provide a 100m wide vegetated buffer from the highest standing water level of Gracemere Lagoon. The vegetated buffer must be landscaped using natives or drought resistant trees or shrubs with a mature height of over 2 metres.</p> <p>P/A1.3 All uses and works other than those described in P/A1.2 above, are setback a minimum of 50m from a river and 25m from a creek, as measured to the top of bank.</p> <p>P/A1.4 Land is kept free of declared weeds and noxious plant infestations, as detailed in the Fitzroy Shire Council Pest Management Plan.</p> <p>P1.5 Development on land within 100m of land in the Open Space Zone, does not detrimentally affect the natural values of the Open Space zoned land.</p>
Site Layout	
<p>S2 Land uses and works are established on a site having sufficient area and dimensions to accommodate the building or buildings, associated parking area, service vehicle provision, storage areas, landscaping any buffering area requirements, vehicle access and on-site vehicle movement.</p>	<p>P2.1 Land uses and works are established on a regular-shaped site having an average width of not less than 40 metres, and having a minimum area in accordance with the following: (i) 1000 square metres if in the Low Impact Industry Precinct; (ii) 4000 square metres if in the Medium Impact Industry Precinct; and (iii) One (1) hectare if in the High Impact Industry Precinct.</p> <p>P2.2 On-site vehicle access, parking and movement provisions comply with the relevant provisions of Council's parking requirements.</p>
<p>S3 The site layout takes into account on-site and surrounding topography, the need to retain a minimum buffer width of 25 metres from the high bank of watercourses, utility services, access, vegetation, and adjoining land use.</p>	<p>P3.1 No solutions specified</p>
<p>S4 Other than for development in the Medium Impact Industry Precinct or High Impact Industry Precinct, site layout and building form must assist in minimising noise generation and spill lighting, and screening unsightly open storage and other outdoor areas from public view.</p>	<p>P4.1 The site layout and building form maximise protection of surrounding sensitive uses from adverse impacts by having;</p> <p>(i) All or most building openings facing away from sensitive uses, and (ii) External lighting oriented away from sensitive uses, and (iii) Landscaping with a minimum depth of 5m using natives or drought resistant shrub species with a mature height of 2 – 6 metres to screen the use from adjoining land.</p>

Site Layout (continued)	
<p>S5 The site layout contributes as much as possible to energy efficiency (in terms of heating, cooling, lighting and natural ventilation) and water conservation.</p>	<p>P5.1 The building is sited to maximise the exposure of occupants to cooling summer breezes, and to minimise their exposure to the western summer sun.</p> <p>P5.2 The building's windows and doors are located, sized and shaded, and its layout and materials chosen, to facilitate energy efficiency.</p> <p>P.5.3 Landscaping is established and maintained to maximise summer shading and is in accordance with Development Standards Code – Works - Parks, Landscaping & Street Trees.</p>
<p>S6 Where the site is not being fully developed at one time, the layout allows for later development to be carried out in an orderly and efficient manner.</p>	<p>P6.1 The layout of any early stage of site development allows for the orderly and efficient development of the balance of the site.</p>
Air Quality	
<p>S7 Other than for development in the Medium Impact Industry Precinct and High Impact Industry Precinct, land uses and works prevent or minimise any emissions of odour, dust and air pollutants such that;</p> <p>(i) Air quality conducive to the life, health and well-being of people is maintained;</p> <p>(ii) Nuisance is not caused beyond the site boundaries;</p> <p>(iii) Applicable state and national legislative requirements are satisfied;</p> <p>(iv) Critical ground level concentrations of sulphur dioxide and nitrogen dioxide are not exceeded; and</p> <p>(v) National Environmental Performance Measure (NEPM) ambient air quality goals are met.</p>	<p>P7.1 Land uses and works achieves the ambient air quality set out in the Queensland State Government's Environmental Protection (Air) Policy provisions.</p> <p>P7.2 Ground level concentrations of sulphur dioxide (SO₂) and nitrogen dioxide (NO₂) do not exceed overall hourly average for those parts of the corridor to the east and west of Kabra calculated as set out in the following box;</p> <div style="border: 1px solid black; border-radius: 15px; background-color: #000080; color: white; padding: 10px; margin: 10px 0;"> <p style="text-align: center;">Individual Industry contribution = (Safety factor x ambient guideline) – “background value” where;</p> <p>(i) The individual industry contribution is a maximum value based on normal emission characteristics;</p> <p>(ii) The “background” value is a set maximum due to existing sources;</p> <p>(iii) The “ambient guideline” is that given in the EPP (Air); and</p> <p>(iv) The safety factor is taken as 0.6.</p> </div> <p>P7.3 Odorous emissions do not cause environmental harm at odour-sensitive locations, as defined in the EPP (Air).</p>

TABLE 4.8.2 GRACEMERE – STANWELL ZONE CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).																
Noise																	
<p>S8.1 Other than for development in the Medium Impact Industry Precinct or High Impact Industry Precinct, land uses and works prevent or minimise, the generation of any noise such that;</p> <p>(i) Nuisance is not caused to adjoining properties or other noise sensitive areas, (ii) Applicable legislative requirements including <i>Environmental Protection Regulation 1998</i> are met, and (iii) Desired ambient noise levels for residential areas are not exceeded.</p> <p>AND</p> <p>S8.2 The provision of effective separation distances between any future industry and the closest existing or future residences is provided having regard to;</p> <p>(i) Hours of operation of the industries; (ii) Provision of acoustic measures/ barriers; (iii) Building orientation; (iv) Number of building openings; and (v) Construction materials.</p>	<p>P8.1 Land uses and works achieve the noise generation levels set out in the Queensland State Government’s Environmental Protection (Noise) Policy provisions (and under that policy are not ‘unreasonable’), as well as the following;</p> <p>(i) Noise levels at a noise sensitive place do not exceed the maximum noise levels in the following box;</p> <table border="1" data-bbox="820 770 1423 913"> <thead> <tr> <th><i>Period</i></th> <th><i>Maximum Noise Level</i></th> </tr> </thead> <tbody> <tr> <td>7am-6pm</td> <td>Background noise level plus 10dB (A)</td> </tr> <tr> <td>6pm-10pm</td> <td>Background noise level plus 10dB (A)</td> </tr> <tr> <td>6pm-7am</td> <td>Background noise level plus 8dB (A)</td> </tr> </tbody> </table> <p>Period noise level at a Noise Sensitive Place measured at the adjusted maximum sound pressure level. $L_{amax,adj,T}$</p> <p>(ii) Noise levels at a commercial place do not exceed the maximum noise levels in the following box;</p> <table border="1" data-bbox="820 1093 1423 1236"> <thead> <tr> <th><i>Period</i></th> <th><i>Maximum Noise Level</i></th> </tr> </thead> <tbody> <tr> <td>7am-6pm</td> <td>Background noise level plus 10dB (A)</td> </tr> <tr> <td>6pm-10pm</td> <td>Background noise level plus 10dB (A)</td> </tr> <tr> <td>6pm-7am</td> <td>Background noise level plus 8dB (A)</td> </tr> </tbody> </table> <p>Period noise level at a commercial place measured as the plans. Adjusted Maximum Sound Pressure Level $L_{amax,adj,T}$</p> <p>P8.2 Land uses and works do not generate audible noise on a Sunday or any public holiday.</p>	<i>Period</i>	<i>Maximum Noise Level</i>	7am-6pm	Background noise level plus 10dB (A)	6pm-10pm	Background noise level plus 10dB (A)	6pm-7am	Background noise level plus 8dB (A)	<i>Period</i>	<i>Maximum Noise Level</i>	7am-6pm	Background noise level plus 10dB (A)	6pm-10pm	Background noise level plus 10dB (A)	6pm-7am	Background noise level plus 8dB (A)
<i>Period</i>	<i>Maximum Noise Level</i>																
7am-6pm	Background noise level plus 10dB (A)																
6pm-10pm	Background noise level plus 10dB (A)																
6pm-7am	Background noise level plus 8dB (A)																
<i>Period</i>	<i>Maximum Noise Level</i>																
7am-6pm	Background noise level plus 10dB (A)																
6pm-10pm	Background noise level plus 10dB (A)																
6pm-7am	Background noise level plus 8dB (A)																

Waste Management	
<p>S9 Land uses and works provide for the collection, treatment and disposal of solid and liquid wastes such that;</p> <p>(i) Any applicable State and national legislative and policy requirements are satisfied;</p> <p>(ii) Off-site releases of contaminants do not occur;</p> <p>(iii) All wastes are collected and disposed of in accordance with relevant licence and approval conditions;</p> <p>(iv) Measures to minimise waste generation and to maximise recycling are identified and implemented, having particular regard to the Waste Management Strategy for Queensland; and</p> <p>(v) The following hierarchy is followed;</p> <p style="margin-left: 40px;">(a) waste prevention/avoidance, (b) waste recycling/reuse, (c) waste to energy (d) waste treatment, and then (e) waste disposal.</p>	<p>P9.1 Site specific waste management measures are used which are;</p> <p>(i) In compliance with the principles and provisions of the Waste Management Strategy for Queensland, any State Environmental Protection (Waste) Policy and the Environmental Protection (Waste Management) Regulation 2000; and</p> <p>(ii) As applicable, in compliance with the stormwater management provisions of the Development Standards Code – Works - Stormwater Drainage and Works – Erosion Control and Stormwater Management.</p>
Water Quality	
<p>S10 Land uses and works;</p> <p>(i) Maintain or enhance the environmental values and associated water quality of receiving waters; and</p> <p>(ii) Use on-site sewage treatment plants that comply with the Code of Practice for on-site Sewerage Facilities, DNR, 1999 or any subsequent Australian Standard or revised code for small plants or with DNR Interim Guidelines for reuse of Disposal of Reclaimed Wastewater, environmental licences and development approval for large plants.</p>	<p>P10.1 Land uses and works achieves wastewater discharge criteria which maintain or enhance the environmental values and associated water quality of receiving waters defined with the <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i>.</p>
Building Setbacks	
<p>S11 Buildings are setback from the road frontage in such a way that;</p> <p>(i) Allowance is made for efficient use of the site;</p> <p>(ii) Significant landscaping is able to be provided at the front of the site;</p> <p>(iii) Some visitor car parking is able to be provided at an easily visible location at or near the front of the site;</p> <p>(iv) Buildings contribute to an attractive streetscape character;</p> <p>(v) Buildings help to screen any unsightly outdoor service, storage or other use area; and</p> <p>(vi) The location of utility services and drainage paths are taken into account.</p>	<p>P11.1 Buildings are setback not less than 40 metres from any frontage to the Capricorn Highway, 20 metres from the principal street frontage in a Special Industry Precinct, or 6 metres from any other road frontage.</p>
<p>S12 Buildings are sited on an allotment in relation to its side and rear boundaries such that;</p> <p>(i) Allowance is made for efficient use of the site;</p> <p>(ii) The requirements of the Building Code of Australia can be satisfied;</p> <p>(iii) The location of utility services and drainage paths are taken into account;</p> <p>(iv) Buildings help to screen any unsightly outdoor service, storage or other use areas; and</p> <p>(v) Existing or likely future use of adjoining land is not adversely affected in a significant way.</p>	<p>P12.1 Buildings are setback;</p> <p>(i) Not less than 10 metres from any boundary adjoining land used or intended for use for residential or other sensitive purposes; or otherwise and</p> <p>(ii) More than 5 metres on at least one side boundary if the rear boundary setback is more than 5 metres.</p>

Building Scale and Appearance	
<p>S13 The front of the building is designed and oriented to address the street.</p>	<p>P13.1 The main entry to the building is easily identifiable from the street and directly accessible through the front of the building.</p> <p>P13.2 The office space of each building is sited and oriented towards the principal road frontage of the site.</p>
<p>S14 The building is designed and finished to have a high quality, modern appearance that helps integrate the building into the environment in which it is set.</p>	<p>P14.1 No solutions specified</p>
<p>S15 The building has a height and bulk that allows for the building to be set into the landscape/streetscape without becoming visually intrusive.</p>	<p>P15.1 Buildings; (i) Do not occupy more than 65% of the area of the site (or 50% if in a Gracemere – Stanwell - Special Industry Precinct); (ii) Do not have a height greater than 12 metres where on land in a Gracemere – Stanwell - Business and Industry Precinct; and (iii) Have no height limit for other Precincts.</p>
Ancillary Use Areas	
<p>S16 Premises have waste storage and collection areas, loading/unloading areas and any outdoor storage and/or display facilities.</p>	<p>P16.1 Waste storage and loading/unloading areas are not located closer than 3 metres to the road frontage or 2 metres to any other site boundary which adjoins land not in an industrial precinct.</p> <p>P16.2 Outdoor storage areas are sited so as to be visible from the street or any residential use on adjoining land.</p>
Amenity	
<p>S17 Land uses and works have no significant impact on the amenity of adjoining premises or surrounding area; (i) By their design, orientation or construction materials; (ii) Due to the operation of machinery or electrical equipment; or (iii) Due to the emission of light, noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, or electrical interference.</p>	<p>P17.1 No solutions specified.</p>
<p>S18 Land uses are located such that the potential impacts of noise from major roads and rail lines are reduced.</p>	<p>P/A18.1 Noise sensitive uses⁷⁴ are located; (i) At least 100m from any frontage to a State Controlled Road; or (ii) Are only located within 100m of any frontage to a Main Road where; (a) The Department of Main Roads has consented to the location without conditions; or (b) The Department of Main Roads has set conditions on the development to reduce the impacts of traffic noise and the development is undertaken in accordance with those conditions.</p> <p>P/A18.2 Noise sensitive uses⁷⁵ are located; (i) At least 90m from any frontage to a rail line; or (ii) Bedroom and living areas in residential uses and noise sensitive areas in non residential uses are sited and designed to reduce the impact of all rail noise. This can be achieved through; (a) Siting noise affected areas a far away as practicable from the railway corridor noise source ; or (b) Using roof and wall insulation mechanical ventilation, thickened glass, double glazing of windows and doors; or (c) Orientating openings (for example windows and doors) away from the rail corridor noise source; or (d) Incorporating noise attenuation barriers such as earth mounds landscaping and fences or walls without gaps between the noise source and the use.</p>

⁷⁴ See Administrative Definition of “Noise sensitive uses” contained in Section 2.1.1 Schedule B

⁷⁵ See Administrative Definition of “Noise sensitive uses” contained in Section 2.1.1 Schedule B

Additional Assessment Criteria For The Low Impact Industry Precinct, Medium Impact Industry Precinct And High Impact Industry Precinct⁷⁶

Land Use	
<p>S19 Where located in the Low Impact Industry Precinct, development does not cause environmental harm or reduce the amenity of adjoining non-industrial precincts.</p>	<p>P19.1 The use is not an environmentally relevant activity</p> <p>AND</p> <p>P19.2 The use operates between the hours of 07:00 to 18:00 Monday to Saturday.</p>
<p>S20 Direct sales to the public occur at a scale that is ancillary to an industry use conducted on the site, or, where there is a direct relationship with the industry area, and does not compromise the role and function of existing or proposed centres. In particular:</p> <p>(i) food sales cater for the day to day needs of the industrial area only;</p> <p>(ii) sales associated with an industry are conducted on the same site as the industry use; and</p> <p>(iii) the establishment of a shop, being a supermarket, locates in a local service centre and is small in scale being no greater than 1000 square metres.</p>	<p>P20.1 With the exception of a warehouse, direct sales to the public are restricted to the sale of items produced on site;</p> <p>AND</p> <p>P20.2 The sales area does not exceed ten (10) per centum of the total gross floor area.</p> <p>OR</p> <p>P20.3 The use is a food sales premises and is no greater than 150 square metres, including seating areas.</p> <p>OR</p> <p>P20.4 The use is for a shop being a supermarket and is no greater than 1000 square metres.</p>
<p>S21 Direct sales to the public not related to the industry use conducted on the site, are limited to uses which would be incompatible in a centre or centre precinct as a result of the size and nature of the goods sold or the fitting services provided.</p>	<p>P21 Retail uses are limited to sales of heavy plant and machinery parts, hardware and trade supplies for wholesale to trade customers only, agricultural supplies store, garden centres and bulk landscape supplies.</p>
<p>S22 Any accommodation for a caretaker, and their family members, involved in the running of an industrial use:</p> <p>(i) does not compromise the productivity of the use;</p> <p>(ii) is safe for the residents;</p> <p>(iii) has regard to the landscape and private recreation needs of the residents; and</p> <p>(iv) does not compromise the industrial character, development potential and amenity in the surrounding industrial area.</p>	<p>P22.1 A caretaker's residence is:</p> <p>(i) separated from adjacent industrial zones, by at least six (6) metres;</p> <p>(ii) provided with a private landscape and recreation area which:</p> <p>(a) is directly accessible from a habitable room;</p> <p>(b) if at ground level, has a minimum area of twenty-five (25) square metres with minimum dimensions of five (5) metres; and</p> <p>(iii) if a balcony, a veranda or a deck, has a minimum area of ten (10) square metres with minimum dimensions of three (3) metres.</p> <p>AND</p> <p>P22.2 No more than one (1) caretaker's residence is established per premises.</p>

⁷⁶ Where there is a conflict between the additional assessment criteria and the other criteria in S1 to S18 of the Gracemere-Stanwell Zone Code, the criteria specific to the Low Impact Industry Precinct, Medium Impact Industry Precinct and High Impact Industry Precinct, take precedence

Land Use (continued)	
<p>S23 Development for a local service centre supports the needs of industry and services the day to day needs of people working or visiting the industrial area. Development for a local service centre achieves the following:</p> <ul style="list-style-type: none"> (i) development locates on land in the Low Impact Industry Precinct or the Medium Impact Industry Precinct; (ii) development is located so that the principal trade catchment does not extend beyond the Gracemere industrial area; (iii) development locates on a major industrial road (sub-arterial or collector) with potential for access from a minor industrial road; (iv) development is separated from the High Impact Industry Precinct or other high impact or noxious or hazardous industrial uses, so as to avoid impacts on the non-industrial use; (v) retail floor space does not exceed 2,500 square metres for the local service centre; (vi) development provides for uses such as cafes, banks, real estate offices and other limited personal services and service stations; and (vii) if involving the establishment of a shop being a supermarket, the shop does not exceed 1,000 square metres. 	<p>No solutions specified.</p>
Built Form	
<p>S24 Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.</p>	<p>P24.1 Site cover does not exceed:</p> <ul style="list-style-type: none"> (i) Eighty (80) per centum of the site – Low Impact Industry Precinct; (ii) Fifty (50) per centum of the site – Medium Impact Industry Precinct; and (iii) Fifty (50) per centum of the site - High Impact Industry Precinct. <p>AND</p> <p>P24.2 The height of buildings within the Low Impact Industry Precinct, does not exceed ten (10) metres above natural ground level for development. ⁷⁷</p>
<p>S25 Building setbacks contribute to an attractive streetscape and provide for landscaping at the front of the site.</p>	<p>P25 Buildings are set back a minimum of:</p> <ul style="list-style-type: none"> (a) six (6) metres or half the height of the building (whichever is greater) from a primary street frontage; and (b) two (2) metres from a secondary street frontage where located on a corner.
<p>S26 Development makes a positive contribution to the character of the area having regard to visibility and orientation of buildings, design of street frontages and incorporation of directional elements.</p>	<p>P26.1 Except where a wall is built directly against another wall, all exterior walls are either:</p> <ul style="list-style-type: none"> (a) painted with at least two colours, each of which covers at least ten (10) per centum of total exterior wall precinct; or (b) covered with at least two different types of cladding material, each of which covers at least ten (10) per centum of total exterior wall precinct. <p>P26.2 Where applicable, ancillary office space and sales areas of each building are sited on and oriented towards the primary street frontage.</p> <p>P26.3 Pedestrian entries:</p> <ul style="list-style-type: none"> (a) are visible from the street and visitor car parking areas; (b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900 millimetres wide from the external building face to the outermost projection; and (c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etcetera). <p>P26.4 All outdoor storage and other unsightly areas are visually screened from</p> <ul style="list-style-type: none"> (a) view from public places (including the street) and from land not within an industrial zone; and (b) public view by providing mature landscaping that has the same effect as a 1.8 metre high wall and has a depth of six (6) metres where adjoining the primary street frontage.

⁷⁷ No height restrictions within the Medium Impact Industry Precinct or High Impact Industry Precinct.

Built Form (continued)	
<p>S27 Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate directional mechanisms (for example signage); (f) no entrapment locations; and (g) building entrances, loading and storage areas being well lighted and lockable after hours. 	<p>P27 Site layout provides the following characteristics:</p> <ul style="list-style-type: none"> (a) visitor parking is located adjacent to the office component of the building; and (b) separate pedestrian entry to the site and building from vehicular entry and manoeuvring areas.
Effects of Development	
<p>S28 The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (e) there is adequate buffering, screening and separation to sensitive uses. 	<p>No solutions specified.</p>
<p>S29 For development in the Low Impact Industry Precinct and where adjoining land in a residential precinct, or within twenty (20) metres of an existing sensitive use not located within an industrial precinct, development does not create adverse impacts by way of noise, dust, odour, hours of operation or unsightly activities.</p>	<p>P29 The following is complied with:</p> <ul style="list-style-type: none"> (a) where sites have two road frontages, access is from the frontage furthest away from the adjoining residential or sensitive uses; (b) vehicular access is not located along a common boundary shared with a residential precinct or sensitive land use; (c) vehicles with a load greater than four (4) tonne tare in weight do not access residential streets; (d) vehicles with a load greater than four (4) are limited to between 07:00 and 19:00 Monday to Saturday; (e) noise generating activities, access and driveways and outdoor activities are not directly adjoining residential premises or sensitive uses and are restricted to between 07:00 to 19:00 Monday to Saturday; (f) windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of seventy-five (75) per centum transparent to obscure views into the adjoining residential building and maintain privacy for those residents; (g) development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> as updated from time to time; and (h) development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: <ul style="list-style-type: none"> (i) being wholly enclosed in storage bins; or (ii) a watering program so material cannot become airborne.

Effects of Development (continued)

S30

For development in the Medium Impact Industry Precinct and where located within 250 metres of either a residential precinct or existing sensitive land use not located within an industrial precinct, development does not create adverse impacts by way of noise, dust, hours of operation or unsightly activities.

P30.1

The following is complied with:

- (a) where sites have two road frontages, access is from the frontage furthest away from the adjoining residential or sensitive uses;
- (b) vehicular access is not located along a common boundary shared with a residential precinct, or other sensitive land use;
- (c) heavy vehicle movements are limited to between 07:00 hours and 19:00 hours Monday to Saturday;
- (d) noise generating activities, access and driveways and outdoor activities are not directly adjoining a residential premises or sensitive use and are restricted to between 07:00 hours to 19:00 hours Monday to Saturday;
- (e) windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of seventy-five (75) per centum transparent to obscure views into the adjoining residential building and maintain privacy for those residents;
- (f) development achieves the air quality design objectives set out in the *Environmental Protection (Air) Policy 2008* as updated from time to time; and
- (g) development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:
 - (i) being wholly enclosed in storage bins; or
 - (ii) a watering programme so material cannot become airborne.

AND

P30.2

Development achieves the noise design objectives set out in the *Environmental Protection (Noise) Policy 2008* as updated from time to time.

S31

For high impact industry uses within 500 metres of a residential precinct, or other existing sensitive use not located within an industrial precinct, development does not create adverse impacts by way of vibration, noise, dust, hours of operation or unsightly activities.

P31.1

Development achieves the air quality design objectives set out in the *Environmental Protection (Air) Policy 2008* as updated from time to time.

AND

P31.2

Development achieves the noise design objectives set out in the *Environmental Protection (Noise) Policy 2008* as updated from time to time.

AND

P31.3

Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:

- (a) being wholly enclosed in storage bins; or
- (b) a watering program so material cannot become airborne.

AND

P31.4

Where sites have two road frontages access is from the frontage furthest away from adjoining residential or sensitive uses.

AND

P31.5

Outdoor activities are restricted to between 07:00 to 19:00 Monday to Saturday where adjoining residential or sensitive uses.

AND

P31.6

Noxious and offensive odours are not experienced at the location of sensitive uses.

Note: the Queensland Odour Impact Assessment Guideline provides a methodology for assessing odour impacts.

Effects of Development (continued)	
<p>S33 Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.</p>	<p>No solutions specified.</p>
<p>S34 Noxious and offensive odours are not experienced at the locations of sensitive uses or adjoining residential precinct.</p>	<p>No solutions specified. <i>Note: the Queensland Odour Impact Assessment from Development Guideline provides a methodology for assessing odour impacts.</i></p>
<p>S35 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>P35 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the <i>Australian Standard AS4282 — Control of the obtrusive effects of outdoor lighting</i> as updated from time to time.</p>
<p>S36 Development provides for the collection, treatment and disposal of stormwater, liquid wastes or other sources of contamination such that off-site releases of contaminants do not occur.</p>	<p>P36.1 Areas where potentially contaminating substances are stored or used, are: (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and (b) located in an area free of flood in a one (1) in 100 year flood event.</p> <p>AND</p> <p>P36.2 Roof water is piped away from areas of potential contamination.</p> <p>AND</p> <p>P36.3 Where involving a high impact industry use, provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p>
<p>S37 Development in the High Impact Industry Precinct is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.</p>	<p>No solution specified.</p>
Streetscape and Landscaping	
<p>S38 Development that has a common property boundary with the overpass road (as shown on Map 1) from the Capricorn Highway to Boongary Road provides a positive contribution, through landscaping, to the amenity and character of the entry point into Gracemere.</p>	<p>P38 Vegetated landscape buffers to create a 'three tier' planting approach are at least four (4) metres in width (measured perpendicular to the property boundary) are provided along the common property boundary to the overpass road (between the Capricorn Highway and Boongary Road) and consist of: (a) a minimum of two (2) shade or rounded canopy trees for every five (5) linear metres or part thereof of the length of the landscape buffer; and (b) a minimum of two (2) shrubs for every three (3) linear metres or part thereof of the length of the landscaped buffer; (c) a minimum of two (2) ground covers for every two (2) linear metres or part thereof of the length of the landscaped buffer; and (d) a one (1) metre high earth mound for the length of the common property boundary excluding access points and drives.</p>
<p>S39 For development in the High Impact Industry Precinct, industrial uses provide adequate separation, buffering and screening from adjoining non-industrial premises so that the privacy and amenity of industrial premises is protected.</p>	<p>P39 A six (6) metre wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a non-industrial use.</p>
Parking, Access and Transport	
<p>S40 The site gains access from a road that is of a standard to adequately cater for the traffic generated by the use without causing traffic hazards, damage to the road or dust nuisance to persons or property not connected with the use.</p>	<p>P40.1 Access roads are fully constructed in accordance with the requirements for industrial roads as per <i>Fitzroy Shire Planning Scheme 2005</i>.</p> <p>AND</p> <p>P40.2 No direct access is obtained to the Overpass Access Road.</p>

Parking, Access and Transport (continued)	
<p>S41 The design and layout of the development is able to:</p> <ul style="list-style-type: none"> (i) accommodate sufficient manoeuvring room for the safe entry and exit of all modes of transport (including motor vehicles and bicycles) generated by the use; (ii) accommodate sufficient parking for the expected number of vehicles generated by the use; (iii) provide areas for safe and efficient loading and unloading of goods; (iv) provide areas that allow for vehicle queuing necessary for the use; and (v) provide areas that allow for passenger set down/pick up necessary for the use. 	<p>P41.1 The site gains access from a fully constructed road and cross-over.</p> <p>AND</p> <p>P41.2 Parking is provided on-site in accordance with the minimum requirements relevant to the proposed use in accordance with the <i>Fitzroy Shire Planning Scheme 2005</i>.</p> <p>AND</p> <p>P41.3 Parking, loading, queuing, set-down, and manoeuvring areas are laid out, constructed and maintained in accordance with the <i>Fitzroy Shire Planning Scheme 2005</i>.</p>
Infrastructure	
<p>S42 Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by development.</p>	<p>No solutions specified.</p>
<p>S43 Development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.</p>	<p>P43 Premises are connected to an electricity supply approved by the relevant energy regulatory authority.</p>
<p>S44 Premises are connect to and provided with an adequate water supply for the current and future needs of the intended use.</p>	<p>P44.1 Where within a water supply area the development is connected to Council's reticulated water supply system in accordance with the requirements of the <i>Fitzroy Shire Planning Scheme 2005</i>.</p> <p>OR</p> <p>P44.2 Where not within a water supply area development is able to contain and connect to a potable water supply via an appropriately sized and sited rainwater tank or via a groundwater supply, sufficient for industrial and fire fighting needs. Development connects to the reticulated water supply system when practically available.</p>

Infrastructure (continued)

S45

Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.

P45.1

Where within a sewerage area, the development is connected to the Council's reticulated sewerage system in accordance with the requirements of the *Fitzroy Shire Planning Scheme 2005*.

OR

P45.2

Where not within a sewerage area development is able to contain and connect to an on-site sewage treatment facility that is designed, located and developed in compliance with the requirement of the *Fitzroy Shire Planning Scheme 2005*. Development connects to the reticulated sewerage system when practically available.

AND

P45.3

Refuse container storage areas are provided which are screened from public view by a minimum 1.8 metre high solid fence, wall or vegetation.

AND

P45.4

Where required, an appropriate trade waste management arrangement will be agreed with Council.

Flooding

S46

Development involving permanent structures or infrastructure, is located and designed in a manner that does not result in adverse flood effects to any buildings and structures located on the site or on any adjoining properties..

P46.1

Where the lot is subject to a resolution about minimum floor levels of habitable rooms under the *Building Regulation 2006*, the floor level of all new rooms satisfies the level determined in the resolution.

OR

P46.2

Where the caretaker's residence is on floodable land but the lot is not subject to a resolution about minimum floor levels of habitable rooms under the *Building Regulation 2006*, the floor level of all habitable rooms is not less than 600 millimetres above the level of a storm or flood event having an annual exceedance probability one (1) percent.

AND

P46.3

Where a lot is on floodable land, the minimum levels for non-habitable areas (including utility areas, garage, laundry and storage room) are not less than 300 millimetres above the defined flood event for the type of development.

Flooding (continued)

S47

Community infrastructure is able to function effectively during and immediately after flood events.

P47.1

Community infrastructure development is not located in an area that has been identified by flood hazard mapping as being below the Recommended Flood Level for that community infrastructure as specified in table 4.8.2(A) below.

Table 4.8.2(A)

Recommended Flood Levels for Community Infrastructure	
Type of Community Infrastructure	Recommended Flood Levels
Emergency services	0.2% AEP
Emergency shelters	0.5% AEP
Police facilities	0.5% AEP
Hospitals and associated facilities	0.2% AEP
Stores of valuable records or items of historic or cultural significance (e.g. galleries and libraries).	0.5% AEP
<ul style="list-style-type: none"> • State-controlled roads • Works of an electricity entity not otherwise listed in this table • Railway lines, stations and associated facilities • Aeronautical facilities • Communication network facilities 	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.
Power stations	0.2% AEP
Major switch yards	0.2% AEP
Substations	0.5% AEP
Sewage treatment plants	DFE
Water treatment plants	0.5% AEP

OR

P47.2

Community infrastructure is located below the Recommended Flood Level, but can function effectively during and immediately after the Recommended Flood Level event specified in Table 4.8.2(A).

S48

Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.

P48.1

The manufacture or storage in bulk of hazardous materials takes place above the Defined Flood Event level.

OR

P48.2

Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of floodwaters.

S49

Essential services infrastructure (for example, on-site electricity, gas, water supply, sewerage and telecommunications) maintains its function during a Defined Flood Event.

P49.1

Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (for example, electrical switchgear and motors, water supply pipeline air valves) are:

- a) located above the Defined Flood Event; or
- b) designed and constructed to exclude floodwater intrusion/infiltration.

AND

P49.2

Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the Defined Flood Event.

Structure Planning for Urban Development

S50

Development for industrial purposes on lots greater than five (5) hectares is undertaken in accordance with a structure plan which achieves the following principles:

- (i) orderly and well sequenced development;
- (ii) promotes an efficient and co-ordinated use of land and infrastructure;
- (iii) is highly integrated with existing and proposed development in the immediate area;
- (iv) is highly accessible and well serviced by a network of pedestrian, cyclist, public transport and private vehicle connections;
- (v) provides linkages between industrial and residential areas;
- (vi) avoids and manages impacts of natural hazards;
- (vii) protects significant environmental areas, natural features, cultural heritage features and other important aspects of a development site; and
- (viii) facilitates environmentally and climate responsive design;
- (ix) provides a well dispersed network of open space.

No solutions specified.