

Division 7 – Assessment Criteria for the Local Industry Zone

5.14 Local Industry Zone

The provisions in this division comprise the assessment criteria for the Local Industry Zone. They are:

- Overall outcomes for the Local Industry Zone (section 5.15);
- Specific outcomes, acceptable solutions and probable solutions for the Local Industry Zone (section 5.16).

5.15 Overall Outcomes for the Local Industry Zone

- (a) The overall outcomes for the Local Industry Zone together with the overall outcomes for all Planning Areas are the purpose of the Planning Area Code.
- (b) The overall outcomes sought for the Local Industry Zone are the following:
- Development is of a small scale and compatible with the function of Council's preferred hierarchy for industrial areas;
 - A range of industrial uses, with a strong service and commercial orientation, is provided to service the needs of the local community;
 - Accessibility and legibility are optimised for uses that are frequented by the public or require a high degree of servicing;
 - Uses in the Industry Zone provide for safety, comfort and enjoyment of workers and visitors;
 - Development maximises the consolidation and integration of compatible uses to optimise the use of land and both physical and social infrastructure;
 - Development enhances the appearance of the built form, having regard to the attributes of the site and surrounds, such as shape and size, access points, topography, views, natural environment, landscaping and character of the area;
 - Commercial uses of a size and scale that provides only for the convenience of the local workers are appropriately located;
 - Development minimises adverse impacts on the adjacent non-industrial land uses by the use of appropriate building design, buffers and setbacks.
 - Ancillary, small scale administration and retail functions can establish where they have a direct nexus with an industrial use on the same site.
 - The Mixed Business and Clean Service Industry Precinct, provides for low impact service industries that are unlikely to affect sensitive uses; are serviced by appropriate infrastructure; provide a net gain in koala habitat in accordance with the *Queensland Government Offsets for Net Gain of Koala Habitat in South East Queensland Policy*; and protect the environmental values of the Conservation Area.

5.16 Specific Outcomes and Acceptable/Probable Solutions for the Local Industry Zone

The specific outcomes sought for the Local Industry Zone are included in column 1 of table 5.4. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 5.4.

Table 5.4	
Local Industry Zone (Part 5 Division 7)	
Note: Figure 5.6 on page 200 outlines the Burpengary East Precinct and figure 5.6A on page 200A outlines the Mixed Business and Clean Service Industry Precinct within the Local Industry Zone.	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Consistent Uses	
SO1 The following defined uses are consistent uses and are located within the Local Industry Zone: Aquaculture where outside the Mixed Business and Clean Service Industry Precinct Car Wash Caretaker's Residence	S1.1 No solution provided.

Table 5.4

Local Industry Zone (Part 5 Division 7)

Note: Figure 5.6 on page 200 outlines the Burpengary East Precinct and figure 5.6A on page 200A outlines the Mixed Business and Clean Service Industry Precinct within the Local Industry Zone.

<p>Column 1</p> <p>Specific outcomes</p>	<p>Column 2</p> <p>Acceptable solutions (if self-assessable)</p> <p>Probable solutions (if code assessable)</p>
<p>Car Parking Facility where in the Mixed Business and Clean Service Industry Precinct</p> <p>Educational Establishment</p> <p>Entertainment and Recreation (Indoors)</p> <p>Entertainment and Recreation (Outdoors) where in the Mixed Business and Clean Service Industry Precinct</p> <p>Fuel Depot where outside Mixed Business and Clean Service Industry Precinct</p> <p>General Industry where outside Mixed Business and Clean Service Industry Precinct</p> <p>Home Based Business where in the Mixed Business and Clean Service Industry Precinct</p> <p>Hotel where in the Burpengary East Precinct</p> <p>Landscape Supply Centre</p> <p>Landscape Supply Production</p> <p>Local Utility</p> <p>Major Utility where outside Mixed Business and Clean Service Industry Precinct</p> <p>Motor Vehicle Repair Station:</p> <ul style="list-style-type: none"> ▪ where outside the Mixed Business and Clean Service Industry Precinct; OR ▪ where in the Mixed Business and Clean Service Industry Precinct the use does not involve panel beating and/or spray painting of body panels. <p>Park</p> <p>Place of Worship</p> <p>Recycling Yard where outside Mixed Business and Clean Service Industry Precinct</p> <p>Retail Showroom where in the Burpengary East Precinct</p> <p>Sales or Hire Yard</p> <p>Service Industry</p> <p>Service Station:</p> <ul style="list-style-type: none"> ▪ where outside the Mixed Business and Clean Service Industry Precinct; OR ▪ where in the Mixed Business and Clean Service Industry Precinct the use does not involve panel beating and/or spray painting of body panels. <p>Shop</p>	This column is currently empty in the provided image, but it is defined by the header.

Table 5.4 Local Industry Zone (Part 5 Division 7)	
Note: Figure 5.6 on page 200 outlines the Burpengary East Precinct and figure 5.6A on page 200A outlines the Mixed Business and Clean Service Industry Precinct within the Local Industry Zone.	
Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
Storage Facility Take Away Food Outlet Telecommunication Facility Transport Depot: <ul style="list-style-type: none"> ▪ where outside the Mixed Business and Clean Service Industry Precinct; OR ▪ where in the Mixed Business and Clean Service Industry Precinct the use does not involve panel beating and/or spray painting of body panels. Vehicle Sales and Service Veterinary Establishment where in the Mixed Business and Clean Service Industry Precinct Warehouse	
Inconsistent Uses	
SO2 The following defined uses are inconsistent uses and are not located within the Local Industry Zone: Accommodation Building Agriculture Animal Husbandry (Intensive) Animal Husbandry (Non-Intensive) Aquaculture where in the Mixed Business and Clean Service Industry Precinct Car Parking Facility where outside the Mixed Business and Clean Service Industry Precinct Caravan Park Cemetery Child Care Centre Corrective Institution Dependent Person's Accommodation Display Home Dual Occupancy Dwelling House Entertainment and Recreation (Outdoors) where outside the Mixed Business and Clean Service Industry Precinct Estate Sales Office Extractive Industry Forest Practice Fuel Depot where in the Mixed Business and Clean Service Industry Precinct Funeral Parlour	S2.1 No solution provided.

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<p align="center">Column 1</p> <p align="center">Specific outcomes</p>	<p align="center">Column 2</p> <p align="center">Acceptable solutions (if self-assessable)</p> <p align="center">Probable solutions (if code assessable)</p>
<p>General Industry where in the Mixed Business and Clean Service Industry Precinct</p> <p>Home Based Business where outside the Mixed Business and Clean Service Industry Precinct</p> <p>Hospital</p> <p>Hotel where not in the Burpengary East Precinct</p> <p>Major Utility where in the Mixed Business and Clean Service Industry Precinct</p> <p>Marina</p> <p>Market</p> <p>Medical Centre</p> <p>Motor Vehicle Repair Station where in the Mixed Business and Clean Service Industry Precinct the use involves panel beating and/or spray painting of body panels.</p> <p>Multiple Dwellings</p> <p>Office</p> <p>Relocatable Home Park</p> <p>Restaurant</p> <p>Retail Showroom where not in the Burpengary East Precinct</p> <p>Retirement Village</p> <p>Roadside Stall</p> <p>Rural Service Industry</p> <p>Rural Worker's Dwelling</p> <p>Service Station where in the Mixed Business and Clean Service Industry Precinct the use involves panel beating and/or spray painting of body panels.</p> <p>Special Care Facility</p> <p>Special Industry</p> <p>Surgery</p> <p>Transport Depot where in the Mixed Business and Clean Service Industry Precinct the use involves panel beating and/or spray painting of body panels.</p> <p>Veterinary Establishment where outside the Mixed Business and Clean Service Industry Precinct</p> <p>Winery</p>	<p align="center"><i>Historic Version</i></p> <p align="center"><i>Caboolture ShirePlan</i></p>
<p>Building Design</p>	
<p>SO3 Building design positively contributes to the visual amenity of the surrounding landscape, in particular that of all adjoining streets.</p>	<p>S3.1 Length of building facades, irrespective of recesses or projections:</p> <p>(a) do not exceed 30.0 metres</p>

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	<p>Or</p> <p>(b) Incorporate the design features specified in S3.2.</p> <p>S3.2 Building bulk is reduced through:</p> <p>(a) Significant recesses and projections in the horizontal and vertical planes; and</p> <p>(b) Elements of a finer scale than the main structural framing of the building.</p> <p>S3.3 Building utilities are designed as architectural features of the building.</p> <p>S3.4 Non industrial components of the building such as offices and retail areas are designed as high quality architectural features and incorporate entry area elements such as forecourts, patios, verandas, weather protection devices (awnings, pergolas and the like) and architectural treatment of roof lines and fascias.</p> <p>S3.5 Exterior elements of the building are rendered or painted in a range of compatible colours.</p> <p>S3.6 Buildings are constructed from brick, glass and selected masonry construction including concrete tilt panel, but not unrendered concrete block.</p> <p>S3.7 The main entry to a building is easily identifiable from the street and directly accessible through the front of the building.</p> <p>S3.8 All weather awnings are provided across the front of any buildings and have a depth of at least 2.0 metres.</p>
Building Height	
<p>SO4 Building heights do not detract from the surrounding landscape.</p>	<p>S4.1 Building height above ground level does not exceed 12.0 metres and three storeys.</p>
Retail and Commercial Uses (not ancillary)	
<p>SO5 Limited, small scale commercial uses that provide goods and services to local businesses and workers are established at accessible locations where the use clearly satisfies a demonstrated local need; and</p> <p>Shops greater than 250m² GFA are not developed within the Local Industry zone.</p>	<p>S5.1 The commercial use is located central to the industrial area that it serves.</p> <p>S5.2 The commercial use has a gross floor area of no greater than 250m².</p> <p>S5.3 The commercial use is located on a collector or other higher order road.</p>
Environmental Health Impacts	
<p>SO6 The use does not cause environmental harm or nuisance through unacceptable emissions of odour, dust, light, vibration, air pollutants including</p>	<p>S6.1 Areas of the site not occupied by buildings and structures are paved or landscaped or left in a natural vegetated state to prevent the generation of dust.</p>

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<p>greenhouse gases or other potential environmental contaminants.</p> <p>Note: Development must also comply with the provisions of the Environmental Protection Act 1994.</p>	<p>Note: A stormwater quality assessment undertaken in accordance with Planning Scheme Policy 19 Stormwater may be required where Council is of the reasonable opinion that the use has the potential to adversely impact upon the quality of water in downstream receiving environments.</p>
Inclusive Design	
<p>S07 Uses cater for, or can readily be adapted to cater for, persons with disabilities.</p>	<p>S7.1 Entrances to sites from roads and footpaths incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance for persons with disabilities.</p>
Landscaped Open Space	
<p>S08 Landscaped open space reduces the impact of the built form within the landscape and cater for the recreation needs of employees.</p> <p>Note: The extent of the Conservation Area and Mixed Business and Clean Service Industry Precinct is shown on Figure 5.6A.</p>	<p>S8.1 A landscaped open space strip clear of all buildings, structures and hardcover and excluding those areas required from site access purposes, having a minimum width of 2.0 metres is provided adjacent to all road alignments.</p> <p>S8.2 An outdoor recreation area having an area of at least 25m² or of sufficient area and dimensions to cater for the anticipated number of employees that incorporates shade areas, seating, tables and rubbish bins is provided on site in an area that is screened from noise, odour, dust or vibration generating activities and is not included within the setback to residential and rural residential zones, the Landscape Buffers or the Conservation Area in the Mixed Business and Clean Service Industry Precinct.</p>
Ancillary Administration Functions	
<p>S09 Ancillary, small scale administration and business functions may establish where they have a direct nexus with an industrial use on the same site.</p> <p>The gross floor area of the administration and business functions do not exceed more than 25% of the total combined gross floor area of the tenancy on the site where located outside the Mixed Business and Clean Service Industry Precinct.</p> <p>Where located in the Mixed Business and Clean Service Industry Precinct, the administration and business functions do not exceed more than 50% of the total combined gross floor area of the tenancy on the site.</p>	<p>S9.1 Where located outside the Mixed Business and Clean Service Industry Precinct, the gross floor area of the administration and business functions do not exceed more than 25% of the total combined gross floor area of the tenancy on the site</p> <p>S9.2 Where located in the Mixed Business and Clean Service Industry Precinct, the administration and business functions do not exceed more than 50% of the total combined gross floor area of the tenancy on the site.</p>
Ancillary On Site Retail Uses	
<p>S010 Ancillary small scale retail uses are established where the retail use has a direct nexus with an industrial use on the same site.</p> <p>Retail uses on the same site as an industrial use sell goods that are the product of the industrial use on the site or are directly related to the use.</p>	<p>S10.1 The gross floor area of the retail use does not exceed 25m².</p>

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<p>The gross floor area of the retail use does not exceed 25m².</p>	
<p>Personal and Property Safety</p>	
<p>SO11 Buildings and spaces are designed in accordance with the following core principles of Crime Prevention Through Environment Design (CPTED):</p> <ul style="list-style-type: none"> (a) Facilitation of casual surveillance; (b) Minimisation of concealed areas; (c) Illumination of public areas, in particular paths of movement; and (d) Creation of legible space and buildings. 	<p>S11.1 Buildings front onto public areas and contain windows and/or doors that facilitate casual surveillance.</p> <p>S11.2 Clear sightlines are created between public and high use private areas.</p> <p>S11.3 Lighting is provided in all areas, including paths, accessible to the public.</p> <p>S11.4 Entries to buildings are:</p> <ul style="list-style-type: none"> (a) clearly identifiable from the street; (b) distinguished from the balance of the building facade; (c) well lit; (d) appropriately signposted; and (e) free from areas providing concealment. <p>S11.5 Parking and loading areas are:</p> <ul style="list-style-type: none"> (a) well lit; (b) overlooked by windows; (c) located to maximise sightlines; and (d) capable of being locked after hours. <p>S11.6 Street numbers and any building names are predominantly displayed.</p> <p>S11.7 Non transparent fences and solid walls above 1.2 metres in height are not located adjacent to pedestrian walkways or street frontages.</p>
<p>Screening and Fences</p>	
<p>SO12 Screening and fences:</p> <ul style="list-style-type: none"> (a) are constructed from materials compatible with the buildings and site facilities; (b) assist in highlighting entrances and provide visual interest to the streetscape; and (c) enabling outlook from buildings to the street for safety and surveillance purposes. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: The extent of the Mixed Business and Clean Service Industry Precinct is shown on Figure 5.6A. Requirements for koala safety fencing within the Mixed Business and Clean Service Industry Precinct are detailed in S17.2.</p> </div>	<p>S12.1 Fencing abutting public areas has a height of no greater than 1.2 metres.</p> <p>S12.2 For every 5.0 metres of fence length that abuts a road alignment, a recess capable of containing suitable plantings is provided.</p> <p>S12.3 Fencing or walls located along road frontages is located behind landscaping.</p> <p>S12.4 Except where specified in S12.5 or S12.6 below at least 50% of any parts of fencing higher than 1.2 metres are transparent.</p> <p>S12.5 Except where specified in S12.6 below a non transparent fence 1.8 metres in height is provided along any site boundary that adjoins a Residential or Rural Residential Zone.</p> <p>S12.6 In the Mixed Business and Clean Service Industry Precinct, an acoustic fence 2.0 metres high (combined total height including any retaining walls and fencing) is provided along the side or rear boundaries of the site that adjoin</p>

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	land contained in the Rural Residential zone or adjoining land used for residential purposes. The fence is to be non-transparent, of solid construction and constructed of high quality acoustic mitigation materials.
Site Area and Dimensions	
SO13 The site has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaped open space.	S13.1 No solution provided.
Site Configuration	
SO14 Buildings and spaces are configured on site in a manner that optimises the efficient use of land, the separation of incompatible uses, interaction between the public and private domains and positively contributes to streetscape and landscape character.	S14.1 Outdoor storage and utility areas are located behind buildings or screened through the use of enclosures, fencing and the like.
<div style="border: 1px solid black; padding: 2px;"> <p>Note: The extent of the Mixed Business and Clean Service Industry Precinct is shown on Figure 5.6A.</p> </div>	S14.2 In the Mixed Business and Clean Service Industry Precinct, loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person: - <ul style="list-style-type: none"> a) in a road or other public place; or b) on adjoining rural residential zoned land or land used for residential purposes. S14.3 Buildings are setback 6.0 metres from the primary road alignment and 3.0 metres from a secondary road alignment.
Mixed Business and Clean Service Industry Precinct	
SO15 The Mixed Business and Clean Service Industry Precinct, provides for low impact industries: <ul style="list-style-type: none"> (a) that do not involve Environmentally Relevant Activities except for Vehicle Sales and Service and Service Stations; (b) that are in accordance with the precinct plan (Figure 5.6A); (c) that are serviced by appropriate infrastructure; and (d) that do not compromise the safety or efficiency of Deception Bay Road. 	S15.1 Access from Deception Bay Road to the precinct is in accordance with the precinct plan (Figure 5.6A) for the Mixed Business and Clean Service Industry Precinct. All vehicle access to Deception Bay Road is to be via a future 4-way signalised intersection at Deception Bay Road and Zammit Street except where an alternative access has been previously approved by TMR or allowed through an existing development approval. No direct property access to Deception Bay Road is permitted.
	S15.2 Uses are low impact in nature, do not involve Environmentally Relevant Activities with the exception of Environmentally Relevant Activity 21 (Motor Vehicle Workshop Operation) where not involving panel beating and body spray painting.
	S15.3 Uses generate quantities of waste within the planned capacity of the sewerage network in the locality.

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<p>Notes:</p> <p>1. An infrastructure agreement may be required regarding infrastructure services to the site.</p> <p>2. The extent of the Mixed Business and Clean Service Industry Precinct is shown on Figure 5.6A.</p> <p>3. Uses are to comply with the Environmental Protection (Noise) Policy 2008, and Environmental Protection (Air) Policy 2008.</p>	<p>S15.4 Development is provided with and connects to adequate infrastructure (trunk and non trunk - stormwater, open space, roads and pathways, reticulated water supply and sewerage).</p> <p>Note: An infrastructure agreement maybe required regarding infrastructure services to the site.</p> <p>S15.5 A minimum 1.0 metre wide landscaped buffer strip extends along the side boundaries of the site from the road frontage to a point in line with the front wall of any building or proposed building.</p> <p>S15.6 A minimum of 8% of the site is to be landscaped.</p> <p>S15.7 Buildings are oriented away from rural residential premises, and walls facing rural residential premises contain no openings (except for fire exit doors).</p> <p>S15.8 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers required by this code.</p> <p>S15.9 An entry statement to the industrial precinct is to be provided either side of the access to the precinct from Deception Bay Road. The entry statement shall be in accordance with the relevant local law and/or Planning Scheme Policy for advertising. The entry statement is to include advertising for uses within the precinct.</p> <p><i>Note: The precinct plan for Mixed Business and Clean Service Industry Precinct is shown in Figure 5.6A.</i></p>
<p>Mixed Business and Clean Service Industry Precinct Environmental Impacts</p>	
<p>SO16 Uses have no measurable offsite impacts that cause smoke, fumes, noise or hazards likely to cause undue disturbance or annoyance to persons or affect sensitive uses.</p> <p>Note: The extent of the Mixed Business and Clean Service Industry Precinct is shown on Figure 5.6A.</p>	<p>S16.1 Where security systems are used, the system must utilise an inaudible type e.g. back to base security alarm monitoring.</p> <p>S16.2 Hours of operation are limited to between 7:00am and 6:00pm, seven (7) days a week.</p> <p>S16.3 Development complies with the Air Quality Objectives as specified in Schedule 1 of the <i>Environmental Protection (Air) Policy 2008</i>.</p>
<p>Koala Conservation within the Mixed Business and Clean Service Industry Precinct</p>	
<p>SO17 The Mixed Business and Clean Service Industry Precinct, provides for:</p> <p>(a) a net gain in koala habitat and where possible this is provided within the precinct; and</p> <p>(b) solutions to minimise impacts of the development on koalas;</p> <p>The Conservation Area in the Mixed Business and Clean Service Industry</p>	<p>S17.1 Clearing of non-juvenile koala habitat trees within the Mixed Business and Clean Service Industry Precinct is:</p> <ul style="list-style-type: none"> • to be offset in accordance with the <i>Queensland Government Offsets for Net Gain of Koala Habitat in South East Queensland Policy</i>; and • to be undertaken in a sequential manner and in the presence of a koala spotter. <p>S17.2 Koala safety fencing is provided between all forms of development and the Conservation Area.</p>

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Column 1 Specific outcomes	Column 2 Acceptable solutions (if self-assessable) Probable solutions (if code assessable)
<p>Precinct is protected and enhanced.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Notes:</p> <p>1. The extent of the Conservation Area and Mixed Business and Clean Service Industry Precinct is shown on Figure 5.6A.</p> <p>2. The Conservation Area supports a number of environmental functions, including but not limited to koala conservation.</p> <p>3. A significant stand of non-juvenile koala habitat trees is located within the Deception Bay Road reserve. The location of infrastructure should aim to avoid the disturbance of these trees.</p> </div>	<p>S17.3 Impacts on koalas are minimised during construction by limiting site disturbance, using koala exclusion fencing, ensuring dogs are either not present or kept under control, and preventing rubbish and site runoff from leaving the development site.</p> <p>S17.4 Development in the preferred use area for Mixed Business and Clean Service Industry is to incorporate the retention of non-juvenile koala habitat trees where possible.</p> <p>Conservation Area</p> <p>S17.5 The identified Conservation Area is to be rehabilitated to ensure a net gain in koala habitat is achieved as part of the development, and permanently secured for conservation purposes.</p>
<p>Vehicular Access within the Burpengary East Precinct</p>	
<p>SO18 Access to individual properties does not result in reduction in safety for road users.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Note: The extent of the Burpengary East Precinct is shown on Figure 5.6.</p> </div>	<p>S18.1 Vehicular access to properties within the Burpengary East Precinct is only provided from the Bruce Highway Eastern Service Road or Old Bay Road.</p>
<p>Waste Management</p>	
<p>SO19 Refuse collection and recycling bins and storage facilities are:</p> <p>(a) provided for site users; and</p> <p>(b) integrated with the surrounding development and do not impact upon the residential amenity of the site.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Note: Recycling bins are not compulsory for industrial and commercial premises</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: The design of the site is to take into account the requirements of Council's policy Supply of Refuse and Recycling Services for Residential and Commercial Service.</p> </div>	<p>S19.1 No solution provided.</p>

Figure 5.6: Local Industry Zone Precinct

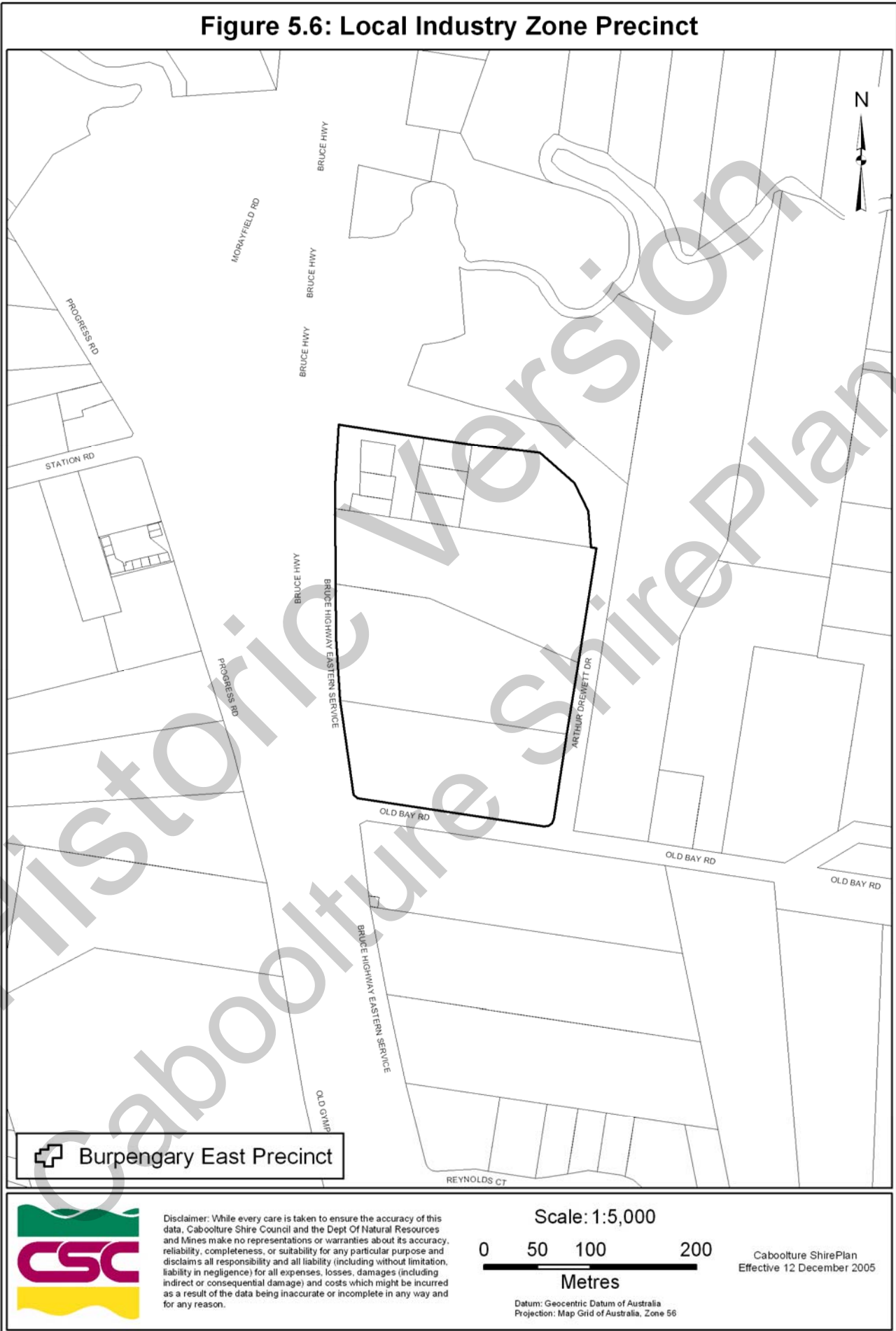
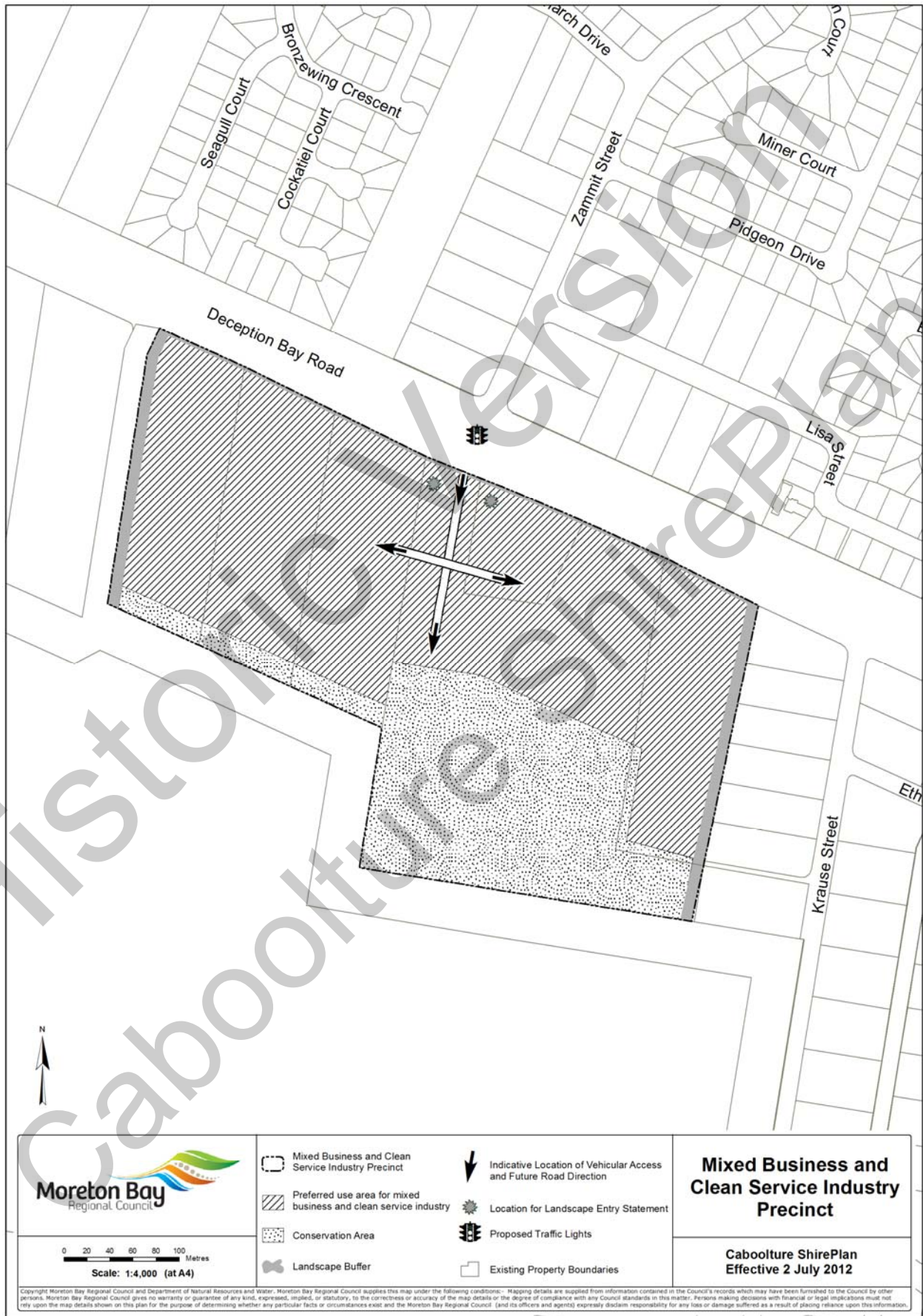


Figure 5.6A Local Industry Zone Precinct - Mixed Business and Clean Service Industry



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Historic Version
Caboolture ShirePlan