

6.5.3 High impact industry zone code

6.5.3.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.5.3.2 Purpose

1. The purpose of the High impact industry zone code is to provide for high impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as High impact industry in the schedule of definitions.

2. The particular purpose of the code is to:
 - (a) facilitate the safe and efficient use of land for a range of higher impacting industrial activities; and
 - (b) ensure development does not detract from the function and viability of centres, and minimises impacts on the amenity of nearby sensitive uses.
3. The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone accommodates industrial uses that are likely to have a higher potential for off-site impacts and other uses that are of a similar nature or scale and are compatible with the impacts and risks associated with the zone;
 - (b) the zone does not accommodate uses which attract visitation by members of the public.
 - (c) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;
 - (d) the impacts of development are managed to ensure public health and safety;
 - (e) development avoids significant adverse effects on water quality and the natural environment;
 - (f) development does not adversely affect the safe and efficient operation of Department of Defence landholdings;
 - (g) development is safe and legible and designed to facilitate large format industrial uses.
 - (h) development makes a positive contribution to the public domain, particularly along major roads.

(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Lansdown high impact industry precinct:

- (a) medium and high impact industrial uses are accommodated in this precinct;
- (b) development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure;
Editor's note—Conditions of approval or infrastructure agreements will be used (as appropriate) to ensure that infrastructure is provided.
- (c) development is avoided in environmental corridors and the water resource catchment area to maintain ecological processes, biodiversity values and the quality of waterways; and
- (d) development minimises impacts on surrounding land uses, including existing residential uses as far as practical; and-
- (e) development does not compromise petroleum pipeline infrastructure, and the risks and hazards to people and property associated with petroleum pipeline infrastructure are not further increased through development.

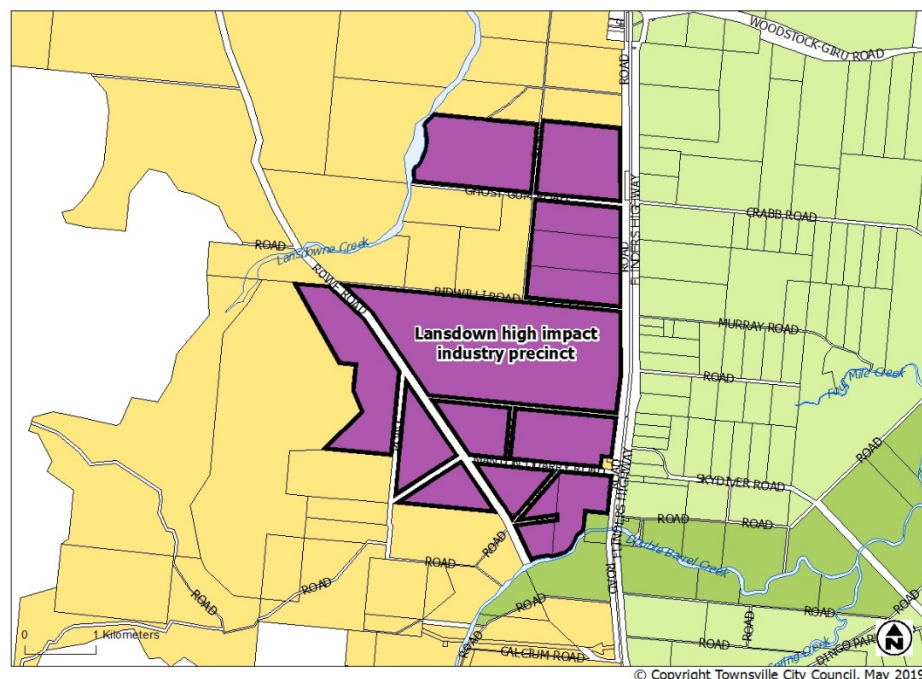


Figure 6.155 – Lansdown high impact industry precinct

6.5.3.3 Assessment benchmarks

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development — where involving a new building or expansion of an existing building	
Note —The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.	

Built form	
PO1 Development is consistent with the scale of surrounding buildings.	AO1.1 Site cover does not exceed 80%.
	AO1.2 Buildings are set back from street frontages: <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m
PO2 Building entrances are legible and safe.	AO2.1 Pedestrian entries are visible from the primary street frontage and visitor parking areas, and are separate to vehicle access points.
	AO2.2 Doorway recesses in building facades are not of a size or configuration that would conceal a person, unless lighting, mirrors, transparent materials or angled approaches are included to offset the potential for impacts on safety.
	AO2.3 Each building or tenancy is provided with a highly visible street and unit number respectively.
	AO2.4 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development — where involving a new building or expansion of an existing building	
Note —The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.	
Amenity	

<p>PO3</p> <p>Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from major roads.</p>	<p>AO3</p> <p>Utility elements are:</p> <ul style="list-style-type: none"> (a) located within or behind the building; or (b) screened by a 1.8m high solid wall or fence; or (c) behind landscaping having the same screening effect as a 1.8m screen fence. <p>Editor's note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p>PO4</p> <p>Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.</p>	<p>AO4</p> <p>Landscaping is provided along all road frontages of the site for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 4m along an arterial or sub-arterial road; or (b) 2m along any other road or street frontage.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
General	
<p>PO5</p> <p>Development minimises impacts on sensitive land uses having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.</p> <p>Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<p>AO5.1</p> <p>Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008.</p>
	<p>AO5.2</p> <p>Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008.</p>
	<p>AO5.3</p> <p>Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p>

	AO5.4 All external areas are sealed, turfed or landscaped.
	AO5.5 Light emanating from any source complies with Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting.
	AO5.6 Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 — Road Lighting — Vehicular Traffic (Category V) Lighting — Performance and Installation Design Requirements.
PO6 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. Editor's note —Applicants should also have regard to Section 9.3.7 Works Code, Section 9.3.2 Healthy waters code and other relevant legislative, industry and licensing requirements.	AO6.1 Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.
	AO6.2 Roof water is piped away from areas of potential contamination.
PO7 The site layout and design: <ol style="list-style-type: none"> 1. minimises earthworks; 2. maximises retention of natural drainage patterns; and 3. ensures existing drainage capacity is not reduced. 	AO7 Development does not involve earthworks involving more than 100m ³ .

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Defence land	

PO8 Development does not adversely affect the safe and efficient operation of Department of Defence land.	AO8 All buildings and operational components of a use are setback not less than 100m from the closest boundary of land in the control of or used by the Department of Defence.
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Table 6.5.3.3 - Self-assessable and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Caretaker's accommodation	
PO9 Development does not compromise the viability of the primary use of the site.	AO9 No more than one caretaker's accommodation dwelling is established on the site.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO10 The zone predominantly accommodates industrial uses with potential for higher impacts.	No acceptable outcome is nominated.

<p>PO11</p> <p>Other uses are accommodated where they:</p> <ol style="list-style-type: none"> 1. are uses which: <ol style="list-style-type: none"> 1. require larger sites in locations that are separated from sensitive land uses; 2. are not more appropriately accommodated in other zones; and 3. are compatible with the impacts and risks associated with the zone; or 2. are small in scale and ancillary to or directly support the industrial functions of the area. 	No acceptable outcome is nominated.
<p>PO12</p> <p>The zone does not accommodate uses that attract members of the public who are not employed in the zone.</p>	No acceptable outcome is nominated.
<p>PO13</p> <p>Development does not significantly detract from the availability or utility of land for industrial purposes.</p>	No acceptable outcome is nominated.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	

<p>PO14</p> <p>Site layout facilitates the security of people and property having regard to:</p> <ol style="list-style-type: none"> 1. opportunities for casual surveillance and sight lines; 2. exterior building designs which promote safety and deter graffiti; 3. adequate definition of uses and ownership; 4. adequate lighting; 5. appropriate wayfinding mechanisms; 6. minimisation of entrapment locations; and 7. building entrances, loading and storage areas being well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>
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Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community and environmental risk	
<p>PO15</p> <p>Development is designed and managed so that it provides appropriate protection for community health and safety, and avoids unacceptable risk to life and property.</p>	<p>No acceptable outcome is nominated.</p>

<p>PO16</p> <p>The site layout and design minimises impacts of on-site and surrounding drainage patterns and ecological values by:</p> <ol style="list-style-type: none"> 1. maximising retention of natural drainage patterns; 2. ensuring existing drainage capacity is not reduced; 3. maximising the retention or enhancement of existing vegetation and ecological corridors; and 4. providing buffers to protect the ecological functions of waterways. 	<p>No acceptable outcome is nominated.</p>
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Table 6.5.3.3—Accepted development subject to requirements and assessable development

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
<p>Additional benchmarks for assessable development in precincts</p> <p><u>Note – Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</u></p>	
<u>Lansdown high impact industry precinct</u>	
<p>PO17</p> <p><u>Developable areas and road layouts are to be created generally in accordance with Figure - 156 Lansdown concept plan.</u></p>	<p><u>No acceptable outcome is nominated.</u></p>
<p>PO18</p> <p><u>To maintain the natural environmental values ecological processes and the quality of waterways development does not establish within the areas identified as 'environmental corridors and 'water resource catchment area' as show on Figure - 156 Lansdown concept plan.</u></p>	<p><u>No acceptable outcome is nominated.</u></p>
<p>PO19</p> <p><u>Development does not discharge waste water into the Ross River Dam catchment.</u></p> <p>Editor's note — Applicants should also refer to the Healthy waters code, and the natural assets overlay code and water catchment overlay code for additional requirements regarding water and waterway related matters.</p>	<p><u>No acceptable outcome is nominated.</u></p>

PO20

Development is supported by adequate infrastructure, including:

- (a) connection to reticulated water and sewerage networks;
- (b) provision of stormwater quality and quantity management systems;
- (c) constructed roads; and
- (d) on-site water quality treatment infrastructure or water detention basins located outside environmental corridors.

Editor's note—Applicants should also have regard to Section 9.3.7 Works Code, Section 9.3.2 Healthy waters code.

No acceptable outcome is nominated.

Editor's note—In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.

PO21

Development does not:

- (a) affect the long-term operation of a high pressure gas pipeline; and
- (b) adversely impact the safety of people and property.

AO21.1

Development does not occur within 100m of a high pressure gas pipeline.

AO21.2

Development involving the use, manufacturing or storage of hazardous chemicals does not occur within 300m of a high pressure gas pipeline.

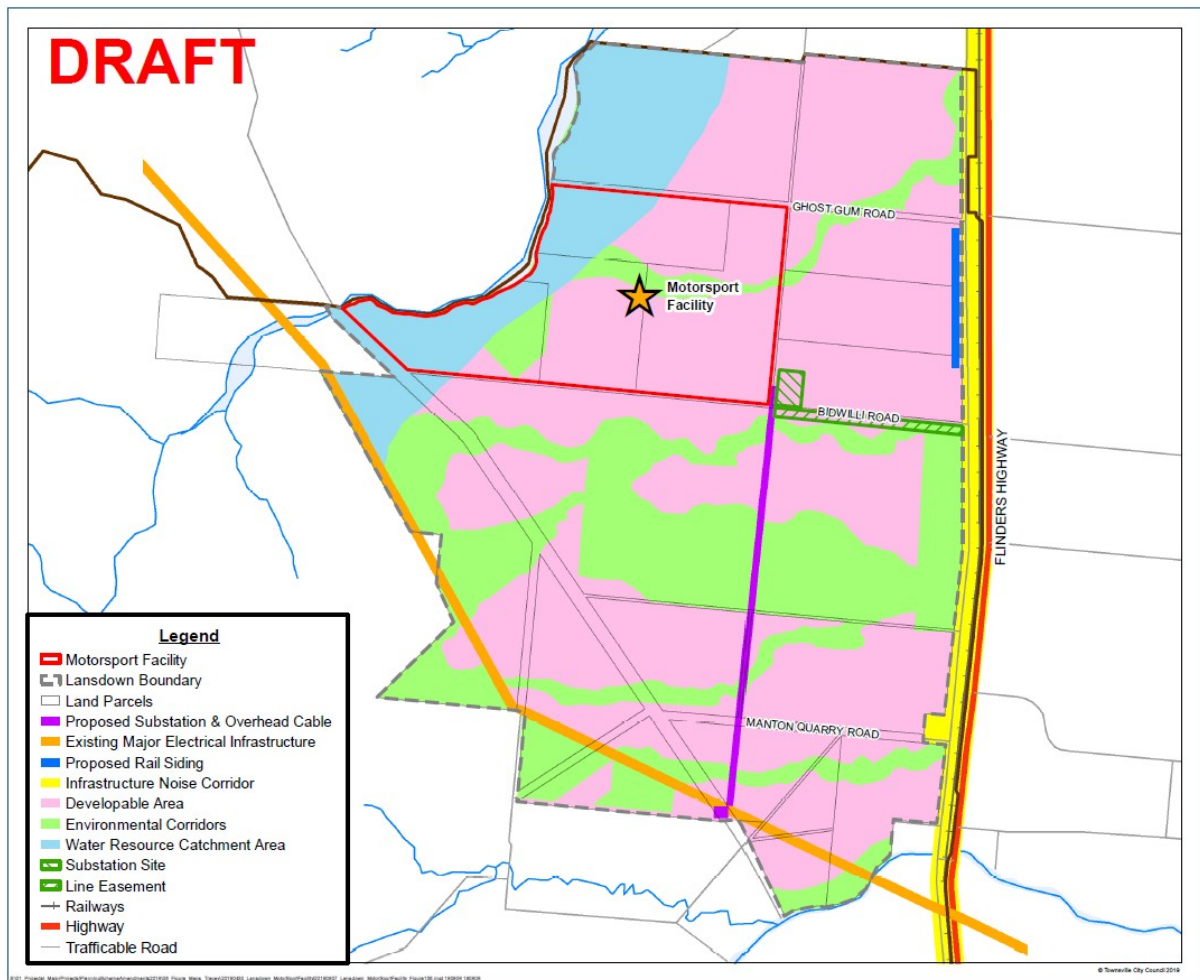


Figure 156 – Lansdown concept plan