

## 6.2.10 High impact industry zone code

### 6.2.10.1 Application

This code applies to assessable development:-

- (a) within the High impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the High impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 6.2.10.2 Purpose

(1) The purpose of the High impact industry zone is to provide for:-

- (a) high impact industry; and
- (b) other uses and activities that:-
  - (i) support industry activities; and
  - (ii) do not compromise the future use of premises for industry activities.

Editor's note—**Table SC1.3.1 (Industry thresholds)** in **Schedule 1 (Definitions)** provides examples of low impact industry, medium impact industry, high impact industry and special industry uses.

(2) The purpose of the High impact industry zone code will be achieved through the following overall outcomes:-

- (a) uses in the zone are predominantly for higher intensity, higher impact industrial activities at a larger scale and higher intensity relative to the Medium impact industry zone;
- (b) development has a built form that is consistent with the intended scale and character of the surrounding area;
- (c) development positively contributes to the image of the Fraser Coast through a high quality of built form and landscaping in keeping with the expectations of a modern, safe and attractive industrial environment;
- (d) development responds to land constraints including topography and flooding;
- (e) non-industrial uses such as offices or food and drink outlets that are ancillary to, and directly support, the industrial area are facilitated;
- (f) development has access to the appropriate level of transport infrastructure (for example railways, highways, airports and seaports);
- (g) existing and planned industrial uses are protected from the intrusion of incompatible uses;
- (h) development has access to appropriate infrastructure and essential services;
- (i) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive uses; and

- (j) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

### 6.2.10.3 Assessment benchmarks

Table 6.2.10.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
<b>Industrial uses</b>			
<b>PO1</b>	Uses in the zone are predominantly for higher intensity, higher impact industrial activities that have the potential to generate significant offsite impacts, including medium impact industry and high impact industry uses.	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	Other industry uses that are compatible with medium impact and high impact industry uses may also be established in the zone.	<b>AO2</b>	No acceptable outcome provided.
<b>Non-industrial uses</b>			
<b>PO3</b>	Non-industrial uses, including caretakers accommodation and food and drink outlets (e.g. take-away stores and snack bars), may be established where ancillary to and directly supporting the ongoing industrial use of the zone. Such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial uses.	<b>AO3</b>	No acceptable outcome provided.
<b>General</b>			
<b>PO4</b>	Development provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format and land consumptive industry uses.	<b>AO4</b>	No acceptable outcome provided.
<b>PO5</b>	Development has a built form that is compatible with the intended scale and character of the streetscape and surrounding area whilst accommodating industry operating requirements.	<b>AO5</b>	Development has a maximum building height of 20.0m above ground level.
<b>PO6</b>	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate <sup>18</sup> and minimises the consumption of energy and water.	<b>AO6</b>	No acceptable outcome provided.
<b>PO7</b>	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	<b>AO7</b>	No acceptable outcome provided.
<b>PO8</b>	Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	Development is provided with the full range of urban services to support industry and employment needs, including reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development does not adversely impact on	<b>AO10</b>	No acceptable outcome provided.

<sup>18</sup> Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.		