

Zone: High Impact Industry

This Code applies to development where the Code is identified as applicable in the table of assessment for the High Impact Industry Zone and development is within the High Impact Industry Zone as identified on the Zoning maps contained within Schedule 2.

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

PURPOSE

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.

The overall outcomes sought for the High Impact Industry Zone are as follows:

1. The Zone accommodates a wide range of industrial uses that are likely to have significant adverse off-site impacts and other uses which require larger sites that also require separation from sensitive land uses.
2. Other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the Zone. Office and direct sales are only established where ancillary to an industrial activity on the site.
3. Existing and future industry uses are protected from the intrusion of incompatible uses.
4. The impacts of development are managed to ensure public health and safety achieve acceptable levels of amenity for nearby sensitive land uses. New residential uses are not located within close proximity to the industrial uses and activities in the Zone.
5. Development has access to appropriate infrastructure and essential services.
6. Best practice emissions mitigation technologies are employed to reduce environmental impacts, and the occurrence and/or severity of off-site emissions.
7. Industrial activity is facilitated where it is appropriately located and designed to protect industrial activities from encroachment by nonindustrial uses.
8. Development has access to the appropriate level of transport infrastructure (for example railways, motorways, airports and seaports).
9. Development is designed to maximise energy efficiency and water conservation.

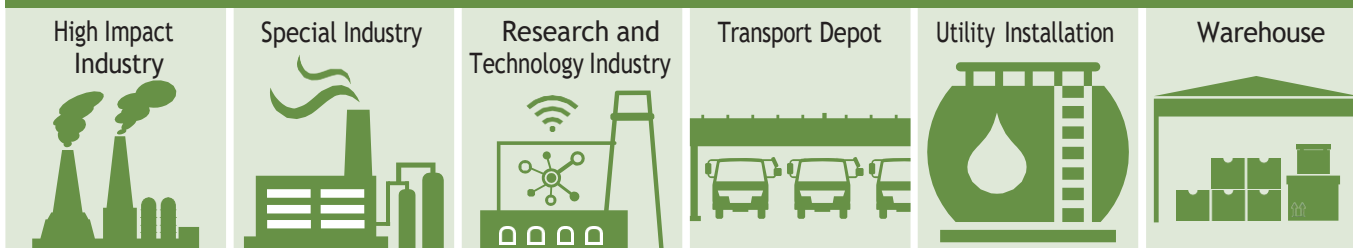
10. Non-industrial activities do not compromise the viability of the Western Downs Activity Centre Network and are located where they do not impact adversely on the role and function of the High Impact Industry Zone.

Editor's Note: This Overall Outcome is only applicable to Accepted Development - Impact Assessment.

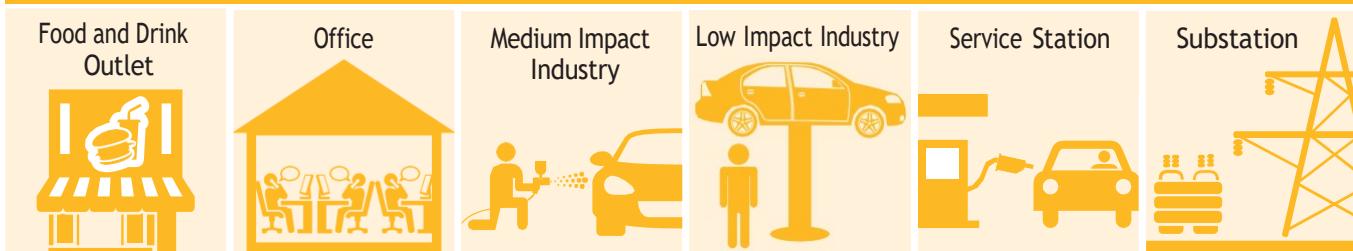
11. Reconfiguring of lots must be designed to ensure that battleaxe allotments are not created and allow the front entrances of buildings to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
12. Development provides for a high level of amenity and high quality built form that is complementary to and enhances the existing built form typology and landscape character of the High Impact Industry Zone.
13. Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
14. Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long-term protection of these features.
15. Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
16. Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality.
17. Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
18. Where development is not consistent with the purpose and intent of the High Impact Industry Zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate Zone.

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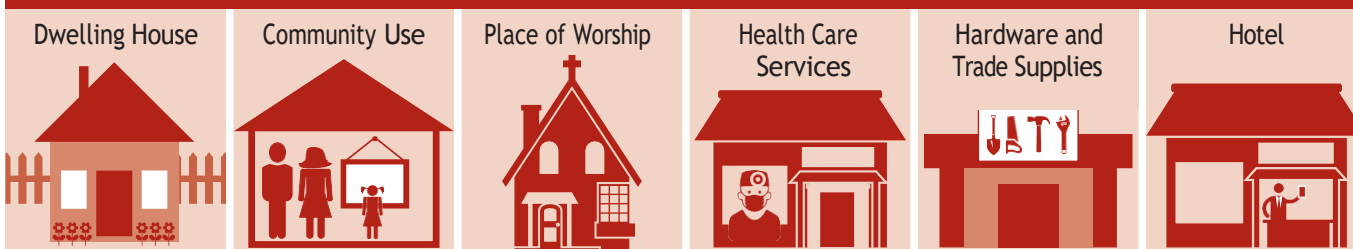
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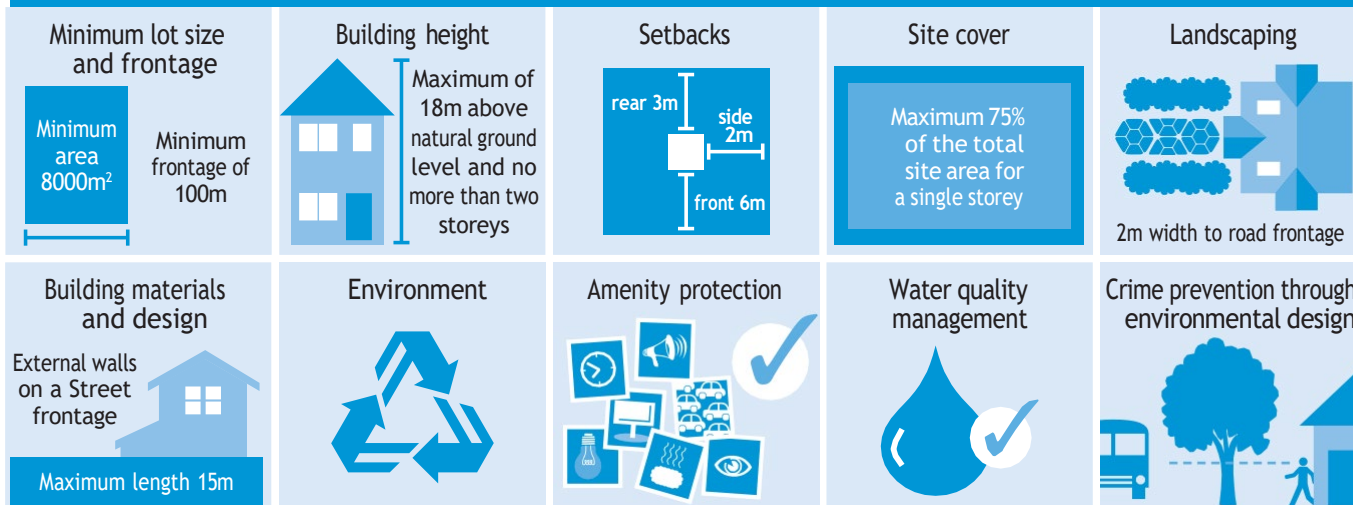
WE WILL CONSIDER



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AS PART OF YOUR DEVELOPMENT WE WILL ASSESS



FOR MORE INFORMATION

Visit: www.wdrc.qld.gov.au
 Contact: Planning Dept on (07) 4679 4000
 Email: info@wdrc.qld.gov.au
 and request an appointment with a Planning Officer

The contents of this information sheet have been prepared in order to assist residents to understand the Western Downs Planning Scheme 2017 incorporating Amendment 1. This information is a general overview only. For full details in relation to the applicable provisions of the Planning Scheme that affect proposed development, please refer to the Western Downs Planning Scheme 2017 incorporating Amendment 1.

