

# Zone: Medium Impact Industry

This Code applies to development where the Code is identified as applicable in the table of assessment for the Medium Impact Industry Zone and development is within the Medium 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 Medium Impact Industry Zone is to provide for Medium Impact Industry uses.

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

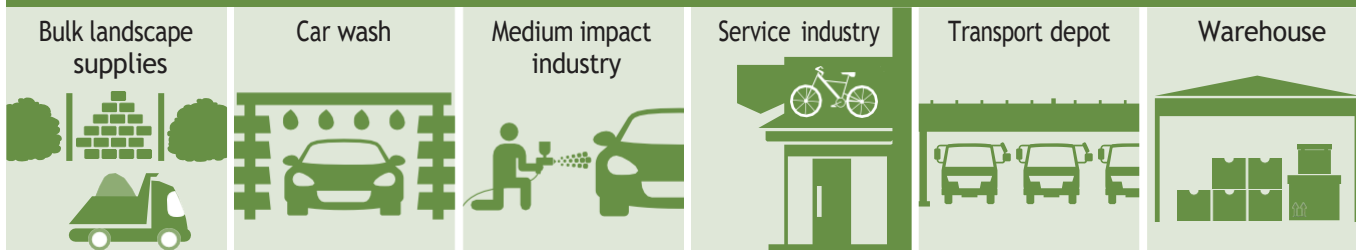
Activities considered appropriate in this Zone are defined as Medium Impact Industry in the schedule of definitions.

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

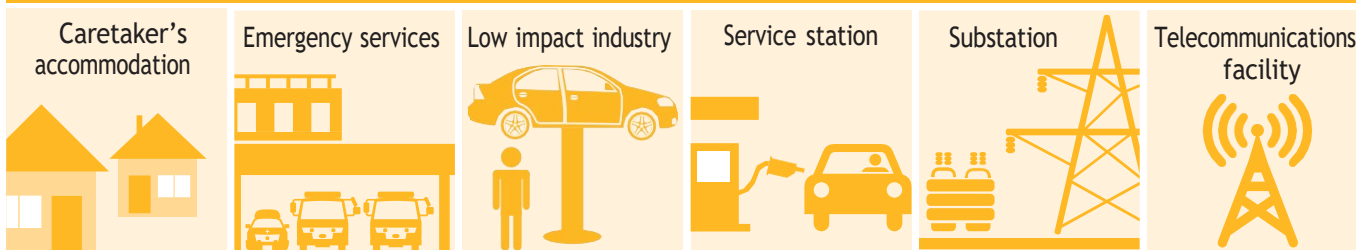
1. The Zone accommodates a wide range of industrial uses that are likely to have some potential for off-site impacts and other uses which require larger sites that also require separation from sensitive land uses.
2. Other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the Zone. Office and direct sales are only established where ancillary to an industrial activity on the site.
3. 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 to be located within close proximity to the industrial uses and activities in the Zone.
4. High Impact Industry and Special Industry uses, due to their likely negative impacts on environmental values, wellbeing and safety are generally not supported within the High Impact Industry Zone.
5. High Impact Industry (where lawful and existing land uses) and Rural Industry uses may be appropriate and where off-site impacts can be mitigated or managed and where they comply with separation distances to minimise impacts on sensitive land uses.
6. The following uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust are facilitated:
  - (i) Agricultural supplies;
  - (ii) Bulk landscaping supplies;
  - (iii) Garden centres;
  - (iv) Hardware and trade supplies;
  - (v) Outdoor sales;
  - (vi) Wholesale nurseries.
7. Low Impact Industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of Medium Impact Industry uses.
8. Best practice emissions mitigation technologies are employed to reduce environmental impacts, and the occurrence and/or severity of off-site emissions.
9. The viability of both exiting and future industry uses is protected from the intrusion of incompatible uses.
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 Medium Impact Industry Zone.
11. Any proposed reconfiguring of lots must facilitate allotments to ensure that battleaxe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building 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 Low 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 (CEPTED).
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 Medium 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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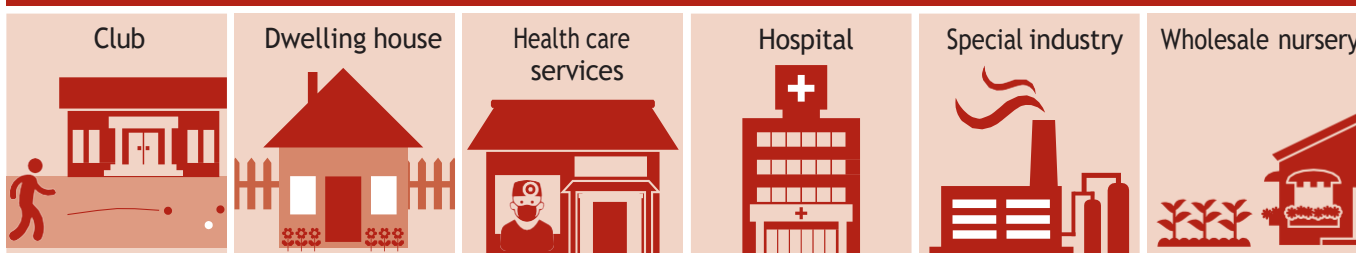
## WE WOULD LIKE TO SEE



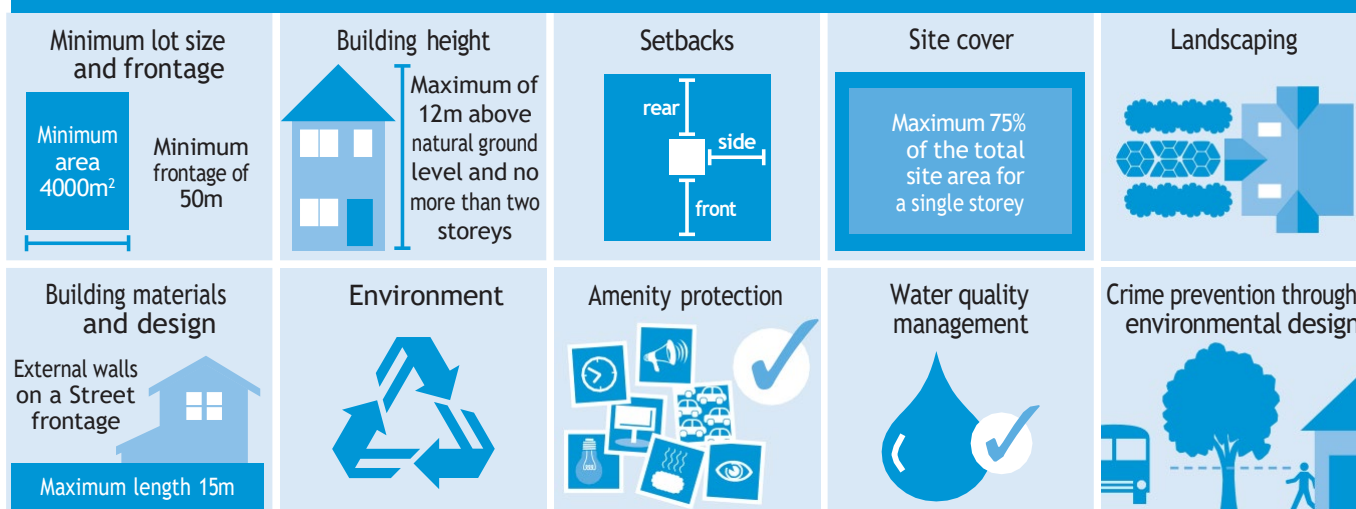
## WE WILL CONSIDER



## WE WOULD PREFER NOT TO SEE



## AS PART OF YOUR DEVELOPMENT WE WILL ASSESS



## FOR MORE INFORMATION

Visit: [www.wdrc.qld.gov.au](http://www.wdrc.qld.gov.au)  
 Contact: Planning Dept on (07) 4679 4000  
 Email: [info@wdrc.qld.gov.au](mailto: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.

