

6.2.7 High Impact Industry Zone Code

Table 6.2.7.1 - High impact industry zone code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)		
Building height		
<p>PO1 The height of buildings and structures does not adversely impact upon the character of the area or the amenity of surrounding development having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale. 	<p>AO1 Development has a maximum building height of 18 metres above natural ground level and no more than four storeys.</p>	
Site cover		
<p>PO2 The scale of buildings and structures contributes to the amenity of the zone, provides adequate space for onsite landscaping and car parking, and is compatible with existing development in the area.</p>	<p>AO2 Site cover is a maximum of 75% of the total site area.</p>	
<p>PO3 The viability of industrial uses is not to be adversely impacted by the retail sale of goods.</p>	<p>AO3.1 Any on site retail sales are integral and subservient to the predominant industrial use.</p>	
	<p>AO3.2 The onsite retail and display area does not exceed 10% or 150m² of the gross floor area of the premises, whichever is the lesser.</p>	
Setbacks		
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and 	<p>AO4.1 Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p> <p>OR</p>	

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<p>(d) are consistent with the primary road frontage setbacks of adjoining premises.</p>	<p>AO4.2 Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site.</p>	
	<p>AO4.3 Buildings and structures have a minimum rear boundary clearance of 3 metres.</p>	
	<p>AO4.4 Buildings and structures have a minimum side boundary clearance of 2 metres.</p>	
	<p>Where adjoining land a sensitive land use AO4.5 A minimum setback of 10 metres is provided along the common boundary.</p>	
	<p>AO4.6 The setback area must incorporate screening to ensure that habitable rooms and private open space are not visible from any industrial building or operations area associated with the industrial use and consists of: (a) a landscaped strip of at least 3 metres in width with dense plantings; and (b) a 2 metre high solid fence.</p>	
Landscaping		
<p>PO5 Development incorporates landscaping to enhance the appearance of the development and contribute to the character and amenity of the local area.</p>	<p>AO5.1 Landscaping with a minimum width of 2 metres is provided to all road frontages.</p>	

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Building materials and design		
<p>PO6 Buildings are designed and oriented to be safely accessible, with entrances clearly visible and identifiable from the street frontage.</p>	<p>AO6.1 The ancillary office, retail and display or public reception of a building used for industrial purposes is sited and oriented towards the principal road frontage.</p>	
	<p>AO6.2 The pedestrian entry to buildings is separated from vehicle parking and manoeuvring areas.</p>	
<p>PO7 The external wall of a building facing a road frontage incorporates horizontal or vertical articulation, variation in building materials, use of solid and void, and shadow detail and colour to visually soften and break up the visual bulk of the building.</p>	<p>AO7 External walls on a road frontage have a maximum unarticulated length of 15 metres.</p>	
<p>PO8 Building finishes incorporate high quality external materials that integrate with existing development and enhance the amenity of the locality.</p>	<p>AO8 No acceptable outcome.</p>	
Environment		
<p>PO9 Development does not generate or emit noise, odour, smoke, ash or other particulate emissions that would cause environmental harm or expose adjoining properties to negative impacts on human health, amenity and wellbeing.</p>	<p>AO9.1 High impact industry land uses are separated a minimum of 500 metres from an accommodation activity or land in a Residential zone category. Note- 'accommodation activity' in this instance is taken to exclude a Caretakers accommodation, where integral and subservient to a lawful industrial land use.</p>	

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<p>PO10 Development provides for the collection, treatment and disposal of toxic or dangerous industrial waste products (including liquid and solid wastes) to prevent the off-site release of contaminants.</p>	<p>AO10.1 Development that involves the use or storage of materials that are capable of windborne distribution are wholly enclosed in storage bins, covered with tarps or other removable coverings, or managed through a watering program to suppress airborne emissions.</p>	
	<p>AO10.2 Storage areas for potentially toxic or dangerous liquid wastes are: (a) located under a roof with an impervious floor; (b) bunded with provision to ensure spills are contained on site; and (c) regularly cleaned of waste products by an approved means.</p>	
<p>PO11 Development involving, storage and disposal of hazardous material and hazardous chemicals, dangerous goods and flammable or combustible substances, is to be located and managed to avoid and mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.</p>	<p>AO11 No acceptable outcome.</p>	
Non-industrial uses		
<p>PO12 Non-industrial uses are not located within the zone unless it can be demonstrated that such uses:- (a) are ancillary to or are compatible with industrial uses; or (b) directly support industries and employees in the zone; and (c) do not compromise the ongoing operation and use of the zone for medium impact industry</p>	<p>AO12 No acceptable outcome.</p>	

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<p>purposes. (d) Do not compromise the Western Downs Activity Centre Network.</p>		
<p>PO13 Non-industrial uses are designed and located to protect occupants and visitors from adverse impacts from air and noise emissions and potential exposure to hazardous materials.</p>	<p>AO13 No acceptable outcome.</p>	
Amenity protection		
<p>PO14 Development must not detract from the amenity of industrial area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.</p>	<p>AO14 No acceptable outcome.</p>	
<p>PO15 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.</p>	<p>AO15 No acceptable outcome.</p>	

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Water Quality Management		
<p>PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO16 No acceptable outcome.</p>	
<p>PO17 Development achieves the storm water management design objectives specified in Table 6.2.6.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO17 Development achieves objectives as specified in Table 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives</p>	
<p>PO18 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.</p>	<p>AO18 No acceptable outcome.</p>	
<p>PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO19 No acceptable outcome.</p>	

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Table 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	<ol style="list-style-type: none"> Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> Disturbed area open for < 12 months - 1 in 2-year ARI event. Disturbed area open for 12-24 months - 1 in 5-year ARI event. Disturbed area open for >24 months - 1 in 10-year ARI event. Design capacity excludes minimum 150mm freeboard. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	<ol style="list-style-type: none"> Minimise exposure of disturbed soils at any time. Divert water run-off from undisturbed areas around disturbed areas. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	<p>Sediment control measures</p> <p>Design storm for sediment control basins</p> <p>Sediment basin dewatering</p>	<ol style="list-style-type: none"> Determine appropriate sediment control measures using: <ul style="list-style-type: none"> potential soil loss rate, or monthly erosivity, or average monthly rainfall Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> design storm for sediment basin sizing is 80th% five-day event or similar Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> TSS < 50 mg/L TSS, and Turbidity not >10% receiving waters turbidity, and pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> Avoid wind-blown litter; remove gross pollutants. Ensure there is no visible oil or grease sheen on released waters. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.