

## 6.2.7 High Impact Industry Zone Code

### 6.2.7.1 Application

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.

### 6.2.7.2 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) The impacts of development are managed to ensure public health and safety achieve acceptable levels of amenity for nearby sensitive land uses.
- (4) Development has access to appropriate infrastructure and essential services. Existing and future industry uses are protected from the intrusion of incompatible uses.
- (5) New residential uses are not to be located within close proximity to the industrial uses and activities in the zone.
- (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 to 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 to establish why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the High Impact Industry zone includes the following:

<ul style="list-style-type: none"> <li>• Caretaker's accommodation</li> <li>• Crematorium</li> <li>• Food and drink outlet - <i>where serving the needs of the local workforce</i></li> <li>• High impact industry</li> <li>• Low impact industry</li> </ul>	<ul style="list-style-type: none"> <li>• Major electricity infrastructure</li> <li>• Medium impact industry</li> <li>• Office - <i>where ancillary to other consistent development</i></li> <li>• Research and technology industry</li> <li>• Rural industry</li> </ul>	<ul style="list-style-type: none"> <li>• Service station</li> <li>• Special industry</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Transport depot</li> <li>• Utility installation</li> <li>• Warehouse</li> </ul>
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Inconsistent development within the High Impact Industry zone includes the following:

<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Air services</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Bar</li> <li>• Bulk landscape supplies</li> <li>• Brothel</li> <li>• Car wash</li> <li>• Cemetery</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Cropping</li> <li>• Detention facility</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Educational Establishment</li> <li>• Emergency services</li> <li>• Environment facility</li> <li>• Extractive industry</li> <li>• Food and drink outlet</li> </ul>	<ul style="list-style-type: none"> <li>• Function facility</li> <li>• Funeral parlour</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> <li>• Health care services</li> <li>• Home based business</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor sport and recreation</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Landing</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Marine industry</li> <li>• Market</li> <li>• Motor sport facility</li> <li>• Multiple dwelling</li> <li>• Nature-based tourism</li> <li>• Nightclub entertainment facility</li> <li>• Non-resident workforce accommodation</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Outdoor sport and recreation</li> </ul>	<ul style="list-style-type: none"> <li>• Outstation</li> <li>• Park</li> <li>• Parking station</li> <li>• Permanent plantation</li> <li>• Place of worship</li> <li>• Port services</li> <li>• Relocatable home park</li> <li>• Renewable energy facility</li> <li>• Residential care facility</li> <li>• Resort complex</li> <li>• Retirement facility</li> <li>• Roadside stall</li> <li>• Rooming accommodation</li> <li>• Rural workers' accommodation</li> <li>• Sales office</li> <li>• Service industry</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> <li>• Veterinary services</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

### 6.2.7.3 Assessment benchmarks

#### Part A - Criteria for accepted and assessable development

Table 6.2.7.1 - High impact industry zone code

Performance Outcomes	Acceptable Outcomes
<b>For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)</b>	
<b>Building height</b>	
<p><b>PO1</b> The height of buildings and structures does not adversely impact on the character of the area or the amenity of the surrounding development having regard to:</p> <ul style="list-style-type: none"> <li>(a) overshadowing;</li> <li>(b) privacy and overlooking;</li> <li>(c) views and vistas;</li> <li>(d) building character and appearance; and</li> <li>(e) building massing and scale.</li> </ul>	<p><b>AO1</b> Development has a maximum building height of 18 metres above natural ground level and no more than four storeys.</p>
<b>Site Cover</b>	
<p><b>PO2</b> 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><b>AO2</b> Site cover is a maximum of 75% of the total site area.</p>
<p><b>PO3</b> The viability of industrial uses is not to be adversely impacted by the retail sale of goods.</p>	<p><b>AO3.1</b> Any on site retail sales are integral and subservient to the predominant industrial use.</p> <p><b>AO3.2</b> The onsite retail and display area does not exceed 10% of the gross floor area of the premises or 150m<sup>2</sup>, whichever is the lesser.</p>
<b>Setbacks</b>	
<p><b>PO4</b> Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> <li>(a) overshadowing;</li> <li>(b) privacy and overlooking;</li> <li>(c) building character and appearance; and</li> <li>(d) are consistent with the primary road frontage setbacks of adjoining premises.</li> </ul>	<p><b>AO4.1</b> Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR</p> <p><b>AO4.2</b> 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><b>AO4.3</b> Buildings and structures have a minimum rear boundary clearance of 3 metres.</p> <p><b>AO4.4</b> Buildings and structures have a minimum side boundary clearance of 2 metres.</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
	<p><b>Where adjoining a sensitive land use</b></p> <p><b>AO4.5</b> A minimum setback of 10 metres is provided along the common boundary.</p> <p><b>AO4.6</b> 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:</p> <ul style="list-style-type: none"> <li>(a) a landscaped strip of at least 3 metres in width with dense plantings; and</li> <li>(b) 2 metre high solid fence.</li> </ul>
<b>Landscaping</b>	
<p><b>PO5</b> Development incorporates landscaping to enhance the appearance of the development and contribute to the character and amenity of the local area.</p>	<p><b>AO5</b> Landscaping with a minimum width of 2 metres is provided to all road frontages.</p>
<b>For assessable development (code, code (fast tracked) and impact)</b>	
<b>Building materials and design</b>	
<p><b>PO6</b> Buildings are designed and oriented to be safely accessible, with entrances clearly visible and identifiable from the street frontage.</p>	<p><b>AO6.1</b> 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><b>AO6.2</b> The pedestrian entry to buildings is separated from vehicle parking and manoeuvring areas.</p>
<p><b>PO7</b> 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><b>AO7</b> External walls on a road frontage have a maximum unarticulated length of 15 metres.</p>
<p><b>PO8</b> Building finishes incorporate high quality external materials that integrate with existing development and enhance the amenity of the locality.</p>	<p><b>AO8</b> No acceptable outcome.</p>
<b>Environment</b>	
<p><b>PO9</b> 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><b>AO9.1</b> High impact industry land uses are separated a minimum of 500 metres from an accommodation activity or land in a Residential zone category.</p> <p>Note- 'accommodation activity' in this instance is taken to exclude a Caretakers accommodation, where integral and subservient to a lawful industrial land use.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO10</b> 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><b>AO10.1</b> 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><b>AO10.2</b> 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><b>PO11</b> Development involving, storage and disposal of hazardous materials 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><b>AO11</b> No acceptable outcome.</p>
<b>Non-industrial uses</b>	
<p><b>PO12</b> 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 high impact industry purposes; and (d) do not compromise the Western Downs Activity Centre Network.</p>	<p><b>AO12</b> No acceptable outcome.</p>
<p><b>PO13</b> 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><b>AO13</b> No acceptable outcome.</p>
<b>Amenity Protection</b>	

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<p><b>PO14</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) lighting;</li> <li>(e) advertising devices;</li> <li>(f) visual amenity;</li> <li>(g) privacy;</li> <li>(h) odour; or</li> <li>(i) emissions.</li> </ul>	<p><b>AO14</b> No acceptable outcome.</p>
<p><b>PO15</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) lighting;</li> <li>(e) advertising devices;</li> <li>(f) visual amenity;</li> <li>(g) privacy;</li> <li>(h) odour; or</li> <li>(i) emissions.</li> </ul>	<p><b>AO15</b> No acceptable outcome.</p>
<b>Water Quality Management</b>	
<p><b>PO16</b> Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p><b>AO16</b> No acceptable outcome.</p>
<p><b>PO17</b> Development achieves the storm water management design objectives specified in <b>Table 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives</b></p>	<p><b>AO17</b> Development achieves objectives as specified in <b>Table 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives</b></p>
<p><b>PO18</b> 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><b>AO18</b> No acceptable outcome.</p>
<p><b>PO19</b> Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p><b>AO19</b> No acceptable outcome.</p>

**Table 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives**

Issue		Design Objectives
<b>Drainage control</b>	Temporary drainage works	1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> <li>• Disturbed area open for &lt;12 months - 1 in 2-year ARI event.</li> <li>• Disturbed area open for 12-24 months - 1 in 5-year ARI event.</li> <li>• Disturbed are open for &gt;24 months - 1 in 10-year ARI event.</li> </ul> 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
<b>Erosion control</b>	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
<b>Sediment control</b>	Sediment control measures  Design storm for sediment control basins  Sediment basin dewatering	1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> <li>• potential soil loss rate, or</li> <li>• monthly erosivity, or</li> <li>• average monthly rainfall</li> </ul> 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> <li>• design storm for sediment basin sizing is 80th% five-day event or similar</li> </ul> 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> <li>• TSS &lt; 50 mg/L TSS, and</li> <li>• Turbidity not &gt;10% receiving waters turbidity, and</li> <li>• pH 6.5–8.5</li> </ul>
<b>Water quality</b>	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
<b>Waterway stability and flood flow management</b>	Changes to the natural waterway hydraulics and hydrology	1. 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.