

6.2.3 Industry zone category

6.2.3.1 Industry zone code

6.2.3.1.1 Application

This code applies to development where the code is identified as applicable in categories of assessment and development.

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

6.2.3.1.2 Purpose

- (1) The purpose of the Industry zone is to provide for:
 - (a) a variety of industry activities; and
 - (b) other uses and activities that:
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
 - (b) high impact, noxious and hazardous industrial uses require large development sites with appropriate separation from other land use activities;
 - (c) the zone also accommodates limited activities of wholesale, trade supplies and indoor sport and recreation uses which are difficult to locate in other areas, where these have low levels of potential impacts on surrounding areas;
 - (d) other non-industrial uses that are ancillary to, and directly support, the industrial area are facilitated;
 - (e) the zone does not accommodate uses which are primarily oriented to retail sales and commercial business activities and which are more appropriately located in centres, such as Shops, Shopping centres, showrooms and offices;
 - (f) uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land;
 - (g) development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure (railways, freight routes and motorways) and facilities such as airports;
 - (h) development is supported by transport infrastructure that is designed to provide and promote safe and efficient transport use, walking and cycling;
 - (i) development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;

- (j) the scale, character and built form of development contributes to a high standard of amenity and makes a positive contribution to the public domain and streetscape particularly along major roads;
- (k) the viability of both existing and future industrial uses are protected from the intrusion of incompatible uses;
- (l) development responds to land constraints, including but not limited to topography, bushfire and flooding, former mining activities and land contamination;

 Editor's note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.
- (m) adverse impacts on natural features and processes, both on site and from adjoining areas, are minimised through location, design, operation and management of development;
- (n) development avoids significant adverse effects on water quality and the natural environment; and
- (o) industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

6.2.3.1.3 Specific benchmarks for assessment

Table 6.2.3.1.3 — Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant's response
Built form (if involving building work)		
PO1 Buildings, outdoor storage and activity areas: (a) are appropriate to the height, scale, bulk and character of other buildings and activities in the surrounding industrial area; (b) are proportionate to the size of the site; and (c) do not result in a significant loss of visual amenity.	AO1.1 Building height does not exceed: (a) 12m; or (b) 8.5m where adjoining a residential premises or land in the General residential zone.	
	AO1.2 Site cover including any outdoor storage and sales areas do not exceed 75% of the site.	
PO2 Buildings, structures and industry activities are setback from the road frontage to mitigate the impact of activities on the streetscape.	AO2 Buildings, structures and industrial activity areas are setback 6m from the road frontage.	

Building design (if involving building work)		
PO3 Building entrances are legible and safe.	A03.1 The main entry to the premises is: (a) easily identifiable and directly accessible from the street with a clearly defined entrance point; and (b) separate to vehicle access points.	
	A03.2 Each building or tenancy is provided with a highly visible street and unit number.	
	A03.3 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.	
	A03.4 Ancillary office space is sited and orientated towards the principal road frontage of a site.	
Amenity		
PO4 Where adjoining land in the General residential zone, development provides adequate buffering and screening so that adverse impacts on the amenity on adjoining properties are minimised.	A04.1 New buildings, plant and equipment, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back a minimum of 5m from any boundary adjoining land in the General residential zone.	
	A04.2 Within the setback area of any adjoining land in the General residential zone, the following is provided: (a) a minimum 1.8m high solid boundary fence; and (b) a densely planted landscape strip, having a minimum width of 3m and the balance setback area turfed.	
	A04.3 Windows or openings that have direct views into adjoining residential buildings are provided with	

	fixed screening that is a maximum of 50% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.	
P05 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and adjoining any land in another zone.	A05 Utility elements are: (a) located within or behind the building; or (b) screened by a 1.8m high solid wall or fence; or (c) behind landscaping having the same screening effect as a 1.8m screen fence. Editor's note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.	
P07 Landscaping is provided to mitigate the visual impact of development and screen unsightly components.	A07 A minimum 2m width of landscaping is provided along the entire principal road frontage excluding the driveway.	
P08 Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	A08.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> , as amended. Editor's note—To achieve compliance, development is planned, designed and managed to ensure emissions from activities to achieve the appropriate acoustic objectives (measured at the receptor dB(A)). A08.2 Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.	

<p>PO9 Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.</p>	<p>AO9 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>, as amended.</p>	
<p>PO10 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO10.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	
	<p>AO10.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.</p>	
<p>PO11 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off site releases of contaminants do not occur.</p>	<p>AO11.1 Areas where potentially contaminating substances are stored or used, are: (a) roofed and sealed with concrete, asphalt or similar impervious surface and bunded; and (b) located above the defined flood event. Editor's note—Refer to the Flood hazard overlay code for further information regarding the defined flood event.</p>	
	<p>AO11.2 Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p>	
	<p>AO11.3 Roof water is piped away from areas of potential contamination.</p>	

Hours of operation		
PO12 Hours of operation are limited to minimise nuisance to any surrounding sensitive land uses.	AO12 Where within 150m of a sensitive land use or land in a Residential zone, hours of operation are limited to 7:00 to 18:00 daily.	
Use - Caretaker's accommodation		
PO13 Development: (a) is subordinate to non-residential uses on the same site; and (b) only accommodates 1 caretaker.	AO13.1 No more than 1 Caretaker's accommodation unit on site.	
	AO13.2 Caretaker's accommodation is a maximum of 50m ² in GFA.	
Use - Office		
PO14 Offices are only accommodated within the Industry zone where they are ancillary to the primary industrial use.	AO14 The area used for an ancillary office use does not exceed 100m ² GFA.	
Use - Agricultural supplies store, Garden centre, Hardware and trade supplies		
PO15 Development: (a) does not impact on the viability of the region's centres and industrial areas; (b) does not compromise the industry character of the locality; and (c) does not include large format, land consumptive commercial uses.	AO15 GFA does not exceed 250m ² for any Agricultural supplies store, Garden centre and Hardware and trade supplies.	
For all assessable development		
Land use		
PO16 Development does not compromise the use of land for industry purposes.	No acceptable outcome is nominated.	

<p>PO17 Development is:</p> <ul style="list-style-type: none"> (a) an industrial activity; or (b) trade related; or (c) difficult to locate in other zones due to land area or operational requirements (such as indoor sport and recreation uses); or (d) small in scale and ancillary to, or directly supports, the industrial functions of the area. 	No acceptable outcome is nominated.	
<p>PO18 Any Educational establishment must involve the provision of training exclusively and specifically related to industrial or trade related activities.</p>	No acceptable outcome is nominated.	
Use - Food and drink outlet		
<p>PO19 Development:</p> <ul style="list-style-type: none"> (a) occurs at a scale which provides for the day to day convenience needs of employees in the industry area; and (b) does not impact on the viability of the region's centres. 	<p>AO19 GFA including all seating areas does not exceed 150m².</p>	
<p>PO20 Development provides a safe environment for staff and patrons through:</p> <ul style="list-style-type: none"> (a) adequate separation from the source of any emissions generated by surrounding uses; and (b) design and construction features which mitigate noise and air quality impacts on food preparation and dining areas. 	No acceptable outcome is nominated.	

Use - Service station		
PO21 Buildings and structures allow for the safe operation of the Service station.	AO21 All buildings and structures, including equipment associated with the Service station operation are setback as follows: (a) 10m from the front boundary; and (b) 2m from the side and rear boundaries	
PO22 Retail components are ancillary to the Service station use.	AO22 The maximum area of retail GFA is 80m ² .	
Amenity		
PO23 Development must provide adequate separation to sensitive land uses to avoid harmful exposure to air, noise and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing. Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.	No acceptable outcome is nominated.	
PO24 All uses are located, designed, orientated and constructed to: (a) minimise noise dust, odour or other nuisance from existing lawful uses; and (b) minimise nuisance caused by noise, vibration and dust emissions generated from any state-controlled road, infrastructure corridor and rail network in the vicinity; and (c) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land. Editor's note—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data)	No acceptable outcome is nominated.	

and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.		
<p>PO25</p> <p>Development is designed to facilitate the safety and security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of personal concealment and entrapment locations; and (f) building entrances, parking, loading and storage areas that are well lit and have clearly defined access points. <p>Editor's note—Applicants should have regard to <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	No acceptable outcome is nominated.	
Effects of development		
<p>PO26</p> <p>Development responds sensitively to on site and surrounding topography, waterways, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines are maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; 	No acceptable outcome is nominated.	

<p>(f) the risk of introducing and spreading weeds and pest animals is mitigated; and</p> <p>(g) there is adequate buffering, screening or separation to adjoining development.</p>		
<p>PO27</p> <p>Development is located, designed and operated so that adverse environmental impacts and environmental harm on nearby land is minimised.</p>	<p>No acceptable outcome is nominated.</p>	