

## 6.2.6 Industry zone code

### 6.2.6.1 Application

This code applies to assessing material change of use and building work for development in the Industry zone.

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

### 6.2.6.2 Purpose

- (1) The **purpose** of the Industry zone code 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 **local government purpose** of the code is to provide opportunities for the development of industry uses and compatible non-industrial uses that meet local needs in the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah.
- (3) The purpose of the Industry zone code will be achieved through the following **overall outcomes**:
  - a) A range of industry activities, including *low impact industry*, *service industry* and *warehouse* uses are established in the zone;
  - b) Some *medium impact industry* uses may be located in the zone where those uses directly service local needs and their impacts are appropriately managed from adjoining and surrounding land, including *sensitive land uses* and other industry uses;
  - c) A predominant low-medium rise built form and scale of development is maintained across the zone;
  - d) Uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise off-site impacts on non-industrial premises and *sensitive land uses*;
  - e) *High impact industry* uses are not located in the zone due to their likely significant adverse impacts on adjacent non-industrial land and *sensitive land uses* that cannot be contained on-site;
  - f) Non-industrial uses which are allied and compatible with industrial activities, including *caretaker's accommodation* and *transport depot* are accommodated;
  - g) *Aquaculture* where for *low impact aquaculture* is accommodated where designed and operated in a manner compatible with the predominant industrial activities;
  - h) Specific business activities that are not appropriately located in the Centre zone because of development scale, character or amenity considerations such as *agricultural supplies stores*, *garden centres*, *hardware and trade supplies*, *outdoor sales*, *service stations* and *showrooms*, may also be established. These uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial activities operating in the zone;
  - i) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
  - j) Development is serviced by the following infrastructure:
    - (i) the reticulated water supply network;
    - (ii) either the reticulated sewerage network or a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and
    - (i) stormwater drainage, electricity, gas and telecommunications services as appropriate;
  - k) Development is located, designed and operated to minimise the consumption of energy and water;
  - l) Development does not interfere with the safe and efficient operation of the surrounding road network and maintains the amenity of adjacent non-industrial land through an

- appropriate level of direct access to the Brisbane Valley Highway, D'Aguilar Highway and/or other major roads in Somerset Region;
- m) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development; and
  - n) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

### 6.2.6.3 Assessment benchmarks

#### Part A—

#### Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.6.3—

#### Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Building height</b>	
<b>PO1</b> <i>Building height:</i> (a) maintains a predominant low-medium rise built form; and (b) complements development in the surrounding locality.	<b>AO1</b> <i>Building height does not exceed two storeys and 11.5 metres above ground level.</i>
<b>Building setbacks</b>	
<b>PO2</b> Building setbacks: (a) maintain a coherent streetscape; (b) make efficient use of the site for access and servicing requirements; and (c) assist in managing the impacts of air, noise and odour emissions on <i>adjoining premises</i> .	<b>AO2.1</b> Buildings and structures are setback a minimum 6 metres from the <i>primary street frontage</i> of the site.  <b>AO2.2</b> Buildings and structures are setback a minimum 3 metres from each side boundary of the site.  <b>AO2.3</b> Buildings and structures are setback a minimum 3 metres from the rear boundary of the site.
<b>For assessable development</b>	
<b>Building scale</b>	
<b>PO3</b> Building scale: (a) reflects the predominant medium-high intensity scale of development in the zone; and (b) provides for the efficient use of the site and the on-site provision of landscaping and access, car parking and servicing areas.	<b>AO3</b> <i>Site cover does not exceed 75 per cent.</i>
<b>Environmental management</b>	
<b>PO4</b> Industrial activities operate in accordance with contemporary best practice environmental	<b>AO4</b> Development complies with the applicable requirements of:

Performance outcomes	Acceptable outcomes
<p>management principles and do not result in any adverse impacts on the following environmental values:</p> <ul style="list-style-type: none"> <li>(a) air quality;</li> <li>(b) water quality; and</li> <li>(c) soil quality.</li> </ul>	<ul style="list-style-type: none"> <li>(a) <i>the Environmental Protection (Air) Policy 2008; and</i></li> <li>(b) <i>the Environmental Protection (Water) Policy 2009.</i></li> </ul>
<b>Amenity</b>	
<p><b>PO5</b> The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to:</p> <ul style="list-style-type: none"> <li>(a) hours of operation;</li> <li>(b) lighting;</li> <li>(c) noise;</li> <li>(d) dust, odour and other airborne emissions;</li> <li>(e) traffic generation;</li> <li>(f) the use of <i>advertising devices</i>;</li> <li>(g) visual amenity; and</li> <li>(h) overlooking and privacy.</li> </ul>	<p><b>AO5</b> Development complies with the applicable requirements of:</p> <ul style="list-style-type: none"> <li>(a) <i>the Environmental Protection (Air) Policy 2008; and</i></li> <li>(b) <i>the Environmental Protection (Noise) Policy 2008.</i></li> </ul>
<p><b>PO6</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) <i>advertising devices</i>;</li> <li>(f) visual amenity;</li> <li>(g) privacy;</li> <li>(h) odour; or</li> <li>(i) emissions.</li> </ul>	<p><b>AO6</b> Development complies with the applicable requirements of:</p> <ul style="list-style-type: none"> <li>(a) <i>the Environmental Protection (Air) Policy 2008; and</i></li> <li>(b) <i>the Environmental Protection (Noise) Policy 2008.</i></li> </ul>