

## 6.2.5 High impact industry zone code

### 6.2.5.1 Application

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

### 6.2.5.2 Purpose

- (1) 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.
- (2) The **local government purpose** of the code is to:
  - a) recognise established high impact industry uses located to the east of the Kilcoy *urban area*; and
  - b) appropriately manage the possible future redevelopment of these high impact industry uses.
- (3) The purpose of the High impact industry zone code will be achieved through the following **overall outcomes**:
  - a) The zone accommodates two existing large scale high impact industries, more specifically, an abattoir and soil conditioning manufacturing operation<sup>9</sup> which have the potential to generate significant impacts on *sensitive land uses* due from their offsite emissions;
  - b) *Low impact industry, medium impact industry, service industry and warehouse* uses that are compatible with the predominant use of the zone for high impact industry uses are appropriate;
  - c) Non-industrial uses that support the predominant industrial activities operating on the site such as *caretaker's accommodation* are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial uses;
  - 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) A predominant medium rise built form and scale of development is maintained consistent with existing *high impact industry* development in the zone;
  - f) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
  - g) Development is serviced by the following infrastructure:
    - (i) the reticulated water supply network; and
    - (ii) a sustainable on-site effluent treatment and disposal system that maintains downstream environmental and water quality values; and
    - (iii) stormwater drainage, electricity, gas and telecommunications services as appropriate;
  - h) Development is located, designed and operated and minimises the consumption of energy and water;
  - i) Development does not interfere with the safe and efficient operation of the surrounding road network and maintains an appropriate level of direct access to the D'Aguilar Highway;
  - j) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development; and
  - k) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

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<sup>9</sup> Refer to high impact industry additional examples (19) and (24) in **Schedule 1**.

### 6.2.5.3 Assessment benchmarks

#### Part A—

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

Table 6.2.5.3—

#### 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> Building height maintains a predominant medium rise built form across the site.	<b>AO1</b> Building height does not exceed 11.5 metres above <i>ground level</i> .
<b>Building setbacks</b>	
<b>PO2</b> Building setbacks: (a) provide for the efficient use of site; (b) adequate separation to major road frontages; and (c) assist in managing the impacts on the amenity of <i>adjoining premises</i> .	<b>AO2</b> Buildings and structures are setback a minimum 10 metres from any street frontage or <i>site boundary</i> .
<b>For assessable development</b>	
<b>Building scale</b>	
<b>PO3</b> Building scale maintains a predominant medium scale of development across the zone consistent with the requirements of <i>high impact industry</i> development.	<b>AO3</b> <i>Site cover</i> does not exceed 50 percent.
<b>Environmental management</b>	
<b>PO4</b> Industrial activities operate in accordance with contemporary best practice environmental management principles and do not result in any adverse impacts on the following environmental values: (a) air quality; (b) water quality	<b>AO4</b> Development complies with the applicable requirements of: (a) the <i>Environmental Protection (Air) Policy 2008</i> ; and (b) the <i>Environmental Protection (Water) Policy 2009</i> .

Performance outcomes	Acceptable outcomes
<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 and 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) hours of operation;</li> <li>(b) lighting;</li> <li>(c) noise;</li> <li>(d) dust, odour and other airborne emissions;</li> <li>(e) public health and safety;</li> <li>(f) traffic generation;</li> <li>(g) the use of <i>advertising devices</i>;</li> <li>(h) visual amenity;</li> <li>(i) soil quality and</li> <li>(j) overlooking and privacy.</li> </ul>	<p><b>AO5</b>  No acceptable outcome provided</p>