

6.5 Industry zones category

6.5.1 Low impact industry zone code

6.5.1.1 Application

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

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

6.5.1.2 Purpose

- (1) The purpose of the Low impact industry zone code is to provide for service industry and low impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as Low impact industry or Service industry in the schedule of definitions.

- (2) The particular purpose of the code is to:

- (a) facilitate the safe, efficient and attractive use of land for smaller scale and lower impacting industries; and
- (b) ensure development does not detract from the function and viability of centres, and minimises impacts on the amenity of nearby sensitive uses.

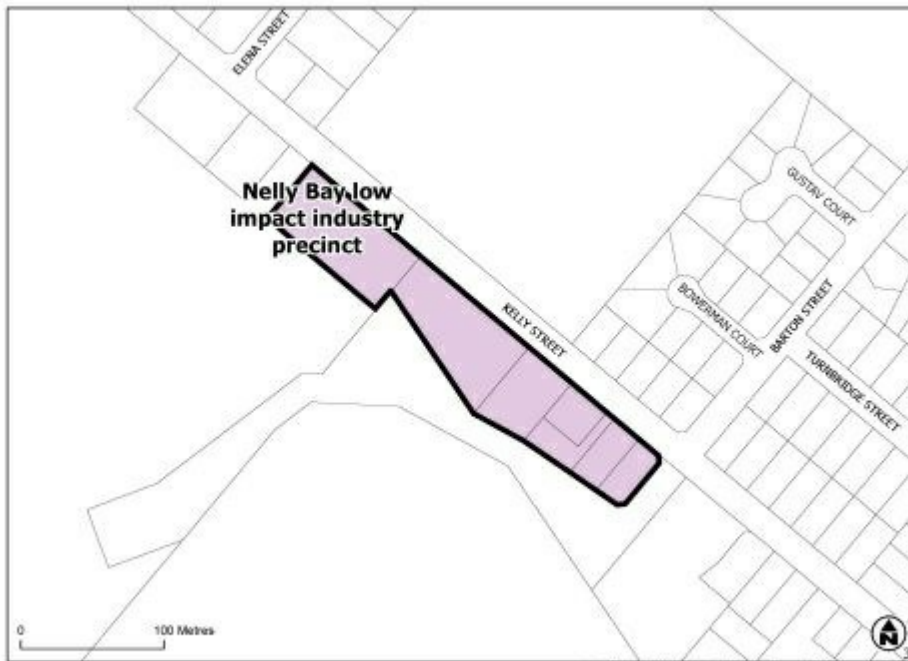
- (3) The purpose of the code will be achieved through the following overall outcomes:

- (a) the zone primarily accommodates a range of generally smaller scale industrial uses which have low levels of potential impacts on surrounding areas and often provide services to the general public;
- (b) the zone also accommodates storage, wholesale and trade supplies, uses requiring significant outdoor sales areas and indoor sport and recreation uses which are difficult to locate elsewhere, where these have low levels of potential impacts on the surrounding area;
- (c) other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the area, and are limited in extent;
- (d) the zone does not accommodate uses which are primarily oriented to retail sales and which are more appropriately located in centres, such as shops, shopping centres, showrooms or retail based hardware supplies;
- (e) the intrusion of incompatible uses, or uses which are more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;
- (f) any interface between industrial uses and sensitive land uses is designed and managed to minimise adverse impacts;
- (g) development makes a positive contribution to the public domain, particularly along major roads and near centres; and
- (h) development avoids significant adverse effects on water quality and the natural environment.

- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Nelly Bay low impact industry precinct:

- (a) design of built form is of high quality and consistent with the low density Magnetic Island character.



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Figure 6.153 – Nelly Bay low impact industry precinct

6.5.1.3 Assessment benchmarks

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building</p> <p>Note—The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.</p>	
<p>Built form</p>	
<p>PO1 Development is consistent with the height and scale of surrounding buildings and includes features that contribute to an attractive streetscape.</p>	<p>AO1.1 Site cover does not exceed 80%.</p> <p>AO1.2 Walls that have frontage to a street or road are articulated so that they do not exceed a length of 15m without a change in plane of at least 0.75m depth.</p> <p>AO1.3 New building and structure height does not exceed 12m.</p> <p>AO1.4 Buildings are set back from street and road frontages: (a) within 20% of the average front set back of adjoining buildings; or (b) where there are no adjoining buildings, 4m.</p> <p>AO1.5 Vehicle manoeuvring and loading and unloading areas are located to the side or behind of the building, and are not located in front of the building.</p>
<p>PO2 Building entrances are legible and safe.</p>	<p>AO2.1 Pedestrian entries to buildings are visible from the street and visitor parking areas, and are separate to vehicle access points.</p> <p>AO2.2 Doorway recesses in building facades are not of a size or configuration that would conceal a person, unless lighting, mirrors, transparent materials or angled approaches are included to offset the potential for impacts on safety.</p> <p>AO2.3 Each building or tenancy is provided with a highly visible street and unit number respectively.</p> <p>AO2.4 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p>

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building</p> <p>Note—The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.</p>	
<p>Amenity</p>	
<p>PO3</p> <p>Where adjoining a residential zone, development provides adequate buffering and screening so that adverse impacts on privacy and amenity are minimised.</p>	<p>AO3.1</p> <p>New buildings, plant and equipment, active outdoor use areas, site access and parking, servicing or outdoor storage areas are set back a minimum of 5m from any boundary adjoining a residential zone.</p> <p>AO3.2</p> <p>Within the setback area adjoining a residential zone, the following are provided:</p> <ul style="list-style-type: none"> (a) a minimum 1.8m high solid boundary fence; or (b) a densely planted landscape strip, having a minimum depth of 2m and the balance setback area turfed. <p>AO3.3</p> <p>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.</p>
<p>PO4</p> <p>Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and land within other zones.</p>	<p>AO4</p> <p>Utility elements are:</p> <ul style="list-style-type: none"> (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. <p>Editor's note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p>PO5</p> <p>Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.</p>	<p>AO5</p> <p>Landscaping is provided along all road frontages of the site for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 4m along an arterial or sub-arterial road; or (b) 2m along any other road or street frontage.

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
General	
<p>PO6 Development minimises impacts on surrounding land having regard to noise, vibration, odour, dust, light or other emissions.</p> <p>Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.</p> <p>Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<p>AO6.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008.</p> <p>AO6.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008.</p> <p>AO6.3 Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p> <p>AO6.4 All external areas are sealed, turfed or landscaped.</p> <p>AO6.5 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO6.6 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>PO7 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>Editor's note—Applicants should also have regard to Section 9.3.7 Works code, Section 9.3.2 Healthy waters code and other relevant legislative, industry and licensing requirements.</p>	<p>AO7.1 Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.</p> <p>AO7.2 Roof water is piped away from areas of potential contamination.</p>
<p>PO8 The site layout and design:</p> <ul style="list-style-type: none"> (a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced. 	<p>AO8 Development does not involve earthworks involving more than 100m³.</p>

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Caretaker's accommodation	
PO9 Development does not compromise the viability of the primary use of the site.	AO9 No more than one (1) caretaker's accommodation dwelling is established on the site.

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Ancillary office uses	
PO10 Offices are accommodated within the zone where they are ancillary to the primary use.	AO10 The area used for an office use does not exceed 250m ² or 10% of the gross floor area, whichever is the lesser.

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO11 Development within the zone is of a low impact nature and is either: <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 outdoor sales areas and indoor sport and recreation uses); or (d) small in scale and ancillary to or directly support the industrial functions of the area. 	No acceptable outcome is nominated.
PO12 Development is not primarily oriented to retail sales, other than where involving an outdoor sales activity.	No acceptable outcome is nominated.
PO13 Development does not compromise the use of land for industrial purposes.	No acceptable outcome is nominated.
PO14 The zone does not accommodate uses that attract high volumes of heavy vehicle movement or generally involve 24-hour operation.	No acceptable outcome is nominated.

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO15 Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building designs which promote safety and deter graffiti; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate signage and wayfinding; (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community and environmental risk	
<p>PO16 Development is designed and managed so that it provides appropriate protection for community health and safety, and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.
<p>PO17 The site layout and design responds sensitively to on-site and surrounding drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> (a) maximising retention of natural drainage patterns; (b) ensuring existing drainage capacity is not reduced; (c) maximising the retention or enhancement of existing vegetation and ecological corridors; and (d) providing buffers to protect the ecological functions of waterways. 	No acceptable outcome is nominated.

Table 6.5.1.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts</p> <p>Note—Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes take precedence.</p>	
<p>Nelly Bay low impact industry precinct</p>	
<p>PO18 Building design and massing is consistent with the low density scale of the Magnetic Island character and articulates individual buildings.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO19 Design and articulation of buildings contribute to the creation of the local Magnetic Island character through: (a) climate-responsive design; and (b) natural setting of buildings within the landscape.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO20 Streetscape and landscape treatments contribute to the creation of the local Magnetic Island character.</p>	<p>No acceptable outcome is nominated.</p>

6.5.2 Medium impact industry zone code

6.5.2.1 Application

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

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

6.5.2.2 Purpose

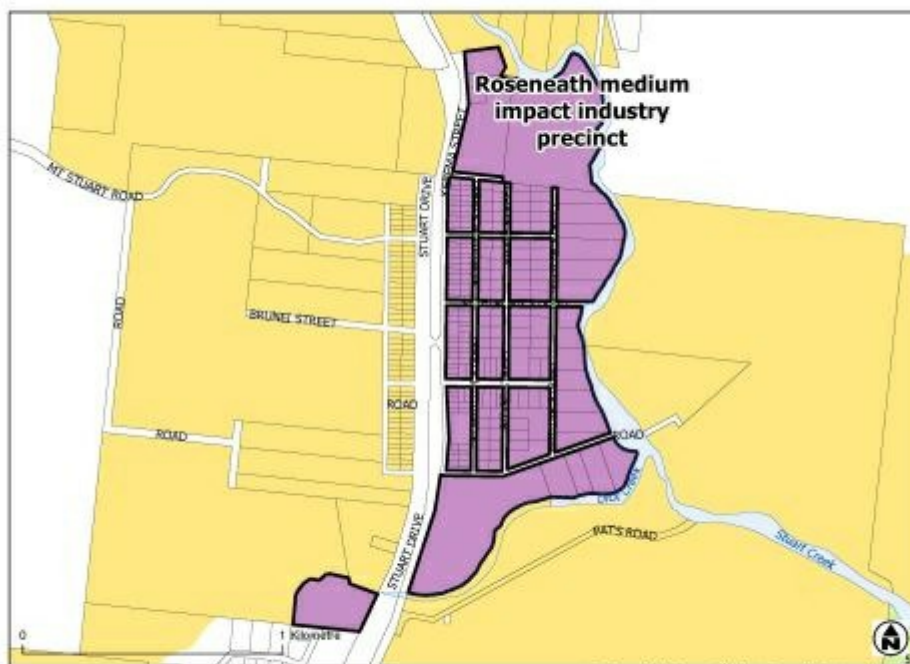
- (1) The purpose of the Medium impact industry zone code is to provide for medium impact industry uses.
It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
Activities considered appropriate in this zone are defined as Medium impact industry in the schedule of definitions.
- (2) The particular purpose of the code is to:
 - (a) facilitate the safe and efficient use of land for a range of industrial activities; and
 - (b) ensure development does not detract from the function and viability of centres, and minimises impacts on the amenity of nearby sensitive uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone accommodates a wide range of industrial uses that are likely to have some potential for off-site impacts, including manufacturing, transport, storage, outdoor sales and other uses which require larger sites in locations separated from sensitive land uses;
 - (b) other non-industrial uses are those which are ancillary to or directly support the industrial functions of the area, and are limited in extent;
 - (c) the zone does not accommodate uses which are primarily oriented to retail sales and which are more appropriately located in centres, such as shops, shopping centres, showrooms, or retail based hardware supplies;
 - (d) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;
 - (e) the impacts of development are managed to ensure public health and safety and achieve acceptable levels of amenity for nearby sensitive land uses;
 - (f) development avoids significant adverse effects on water quality and the natural environment;
 - (g) development does not adversely affect the safe and efficient operation of nearby Department of Defence landholdings;
 - (h) development is safe and legible, and designed to establish safe and efficient movement systems;
 - (i) lot sizes provide for a range of large format industrial uses and discourage take up of land for smaller scale activities better suited to the Low impact industry zone; and
 - (j) development makes a positive contribution to the public domain, particularly along major roads.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Roseneath medium impact industry precinct:

- (a) medium impact industries, including those with a transport and logistics focus, occurs in the precinct;
- (b) development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure;

Editor's note—Conditions of approval or infrastructure agreements will be used (as appropriate) to ensure that infrastructure is provided.

- (c) development minimises impacts on surrounding land uses, including existing residential uses as far as practicable; and
- (d) development protects the hydraulic capacity and environmental qualities of waterways, including Stuart and Stoney Creeks, and unnamed tributaries.



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Figure 6.154 – Roseneath medium impact industry precinct

6.5.2.3 Assessment benchmarks

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building</p> <p>Note—The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.</p>	
<p>Built form</p>	
<p>PO1 Development is consistent with the scale of surrounding buildings.</p>	<p>AO1.1 Site cover does not exceed 80%.</p>
	<p>AO1.2 Buildings are set back from street and road frontages:</p> <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.
<p>PO2 Building entrances are legible and safe.</p>	<p>AO2.1 Pedestrian entries are visible from the primary street frontage and visitor car parking areas, and are separate to vehicle access points.</p>
	<p>AO2.2 Doorway recesses in building facades are not of a size or configuration that would conceal a person, unless lighting, mirrors, transparent materials or angled approaches are included to offset the potential for impacts on safety.</p>
	<p>AO2.3 Each building or tenancy is provided with a highly visible street and unit number respectively.</p>
	<p>AO2.4 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p>

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development — where involving a new building or expansion to an existing building	
Note —The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.	
Amenity	
<p>PO3 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and sensitive land uses.</p>	<p>AO3 Utility elements are:</p> <ul style="list-style-type: none"> (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. <p>Editor's note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>
<p>PO4 Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.</p>	<p>AO4 Landscaping is provided for a minimum depth of:</p> <ul style="list-style-type: none"> (a) 4m along an arterial or sub-arterial road; or (b) 2m along any other road or street frontage.

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
General	
<p>PO5 Development minimises impacts on sensitive land uses having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.</p> <p>Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<p>AO5.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008.</p>
	<p>AO5.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008.</p>
	<p>AO5.3 Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p>
	<p>AO5.4 All external areas are sealed, turfed or landscaped.</p>
	<p>AO5.5 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
	<p>AO5.6 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>PO6 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. Editor's note—Applicants should also have regard to Section 9.3.7 Works code, Section 9.3.2 Healthy waters code and other relevant legislative, industry and licensing requirements.</p>	<p>AO6.1 Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.</p> <p>AO6.2 Roof water is piped away from areas of potential contamination.</p>
<p>PO7 The site layout and design:</p> <p>(a) minimises earthworks;</p> <p>(b) maximises retention of natural drainage patterns; and</p> <p>(c) ensures existing drainage capacity is not reduced.</p>	<p>AO7 Development does not involve earthworks involving more than 100m³.</p>

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Defence land	
<p>PO8 Development does not adversely affect the safe and efficient operation of nearby Department of Defence land.</p>	<p>AO8 All buildings and operational components of a use are setback not less than 100m from the closest boundary of land in the control of or used by the Department of Defence.</p>

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Caretaker's accommodation	
<p>PO9 Development does not compromise the viability of the primary use of the site.</p>	<p>AO9 No more than one (1) caretaker's accommodation dwelling is established on the site.</p>

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Ancillary office uses	
<p>PO10 Offices are accommodated where they are ancillary to the primary industrial use on the site.</p>	<p>AO10 The area used for an office use does not exceed 250m² or 10% of the gross floor area, whichever is the lesser.</p>

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
<p>PO11 Development within the zone facilitates:</p> <ul style="list-style-type: none"> (a) industrial activities whose impacts on sensitive land uses and the natural environment can be appropriately managed; or (b) uses which require larger sites in locations that are separated from sensitive land uses, and are not more appropriately accommodated in other zones; or (c) non-industrial uses which are small in scale and ancillary to or directly support the industrial functions of the area. 	No acceptable outcome is nominated.
<p>PO12 Development is not primarily oriented to retail sales, other than where involving an outdoor sales activity.</p>	No acceptable outcome is nominated.
<p>PO13 Development does not significantly detract from the availability or utility of land for industry purposes.</p>	No acceptable outcome is nominated.

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO14 Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building designs which promote safety and deter graffiti; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate signage and wayfinding; (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community and environmental risk	
<p>PO15 Development is designed and managed so that it provides appropriate protection for community health and safety, and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.
<p>PO16 The site layout and design responds sensitively to on-site and surrounding drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> (a) maximising retention of natural drainage patterns; (b) ensuring existing drainage capacity is not reduced; (c) maximising the retention or enhancement of existing vegetation and ecological corridors; and (d) providing buffers to protect the ecological functions of waterways. 	No acceptable outcome is nominated.

Table 6.5.2.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
Additional benchmarks for assessable development in precincts	
Roseneath medium impact industry precinct	
<p>PO17 Development is supported by adequate infrastructure, including:</p> <ul style="list-style-type: none"> (a) connection to reticulated water and sewage networks; (b) connection to a stormwater drainage system; and (c) constructed roads. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.</p>
<p>PO18 Development protects the environmental quality, existing riparian vegetation and hydraulic capacity of waterways including Stuart and Stoney Creeks.</p>	No acceptable outcome is nominated.
<p>PO19 Development does not compromise the safe use of the nearby magazine reserve.</p>	<p>AO19 The development does not compromise the protective works safety distance from explosive storage stipulated in <i>AS2187-1 Explosives — Storage, transport and use</i> and is otherwise consistent with that standard.</p> <p>Editor's note—The magazine reserve is located on the following property descriptions, Lot 103 Plan EP2187 and Lot 220 Plan SP138418.</p>

<p>PO20 Impacts on nearby residential uses are minimised as far as practicable. Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<p>No acceptable outcome is nominated.</p>
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6.5.3 High impact industry zone code

6.5.3.1 Application

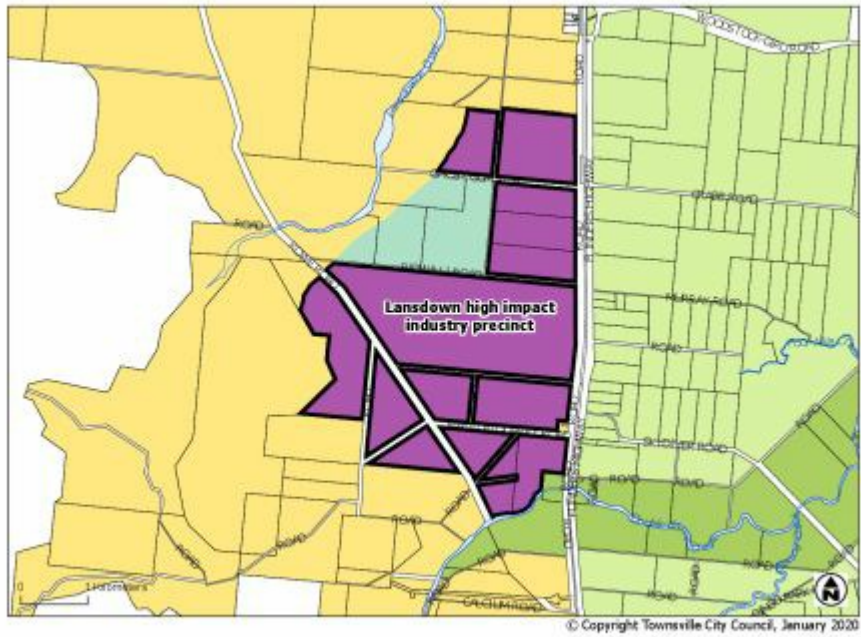
This code applies to development where the code is identified as applicable in the categories of development and assessment.

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

6.5.3.2 Purpose

- (1) The purpose of the High impact industry zone code is to provide for high impact industry uses.
It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
Activities considered appropriate in this zone are defined as High impact industry in the schedule of definitions.
- (2) The particular purpose of the code is to:
 - (a) facilitate the safe and efficient use of land for a range of higher impacting industrial activities; and
 - (b) ensure development does not detract from the function and viability of centres, and minimises impacts on the amenity of nearby sensitive uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone accommodates industrial uses that are likely to have a higher potential for off-site impacts and other uses that are of a similar nature or scale and are compatible with the impacts and risks associated with the zone;
 - (b) the zone does not accommodate uses which attract visitation by members of the public.
 - (c) the intrusion of incompatible uses, or uses which may be more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;
 - (d) the impacts of development are managed to ensure public health and safety;
 - (e) development avoids significant adverse effects on water quality and the natural environment;
 - (f) development does not adversely affect the safe and efficient operation of Department of Defence landholdings;
 - (g) development is safe and legible and designed to facilitate large format industrial uses.
 - (h) development makes a positive contribution to the public domain, particularly along major roads.
- (4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
Lansdown high impact industry precinct:
 - (a) medium and high impact industrial uses are accommodated in this precinct;
 - (b) development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure;
Editor's note - Conditions of approval or infrastructure agreements will be used (as appropriate) to ensure that infrastructure is provided.
 - (c) development is avoided in environmental corridors and the water resource catchment area to maintain ecological processes, biodiversity values and the quality of waterways;
 - (d) development avoids impacts on groundwater;
 - (e) development provides strong landscape amenity to all boundaries fronting a road and land external to the zone;
 - (f) development minimises impacts on surrounding land uses, including existing sensitive land uses; and
 - (g) development does not compromise petroleum pipeline infrastructure, and the risks and hazards to

people and property associated with petroleum pipeline infrastructure are not further increased through development.



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Figure 6.163 – Lansdown high impact industry precinct

6.5.3.3 Assessment benchmarks

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>For accepted development subject to requirements and assessable development — where involving a new building or expansion of an existing building</p> <p>Note—The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.</p>	
<p>Built form</p>	
<p>PO1 Development is consistent with the scale of surrounding buildings.</p>	<p>AO1.1 Site cover does not exceed 80%.</p>
	<p>AO1.2 Buildings are set back from street frontages:</p> <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.
<p>PO2 Building entrances are legible and safe.</p>	<p>AO2.1 Pedestrian entries are visible from the primary street frontage and visitor parking areas, and are separate to vehicle access points.</p>
	<p>AO2.2 Doorway recesses in building facades are not of a size or configuration that would conceal a person, unless lighting, mirrors, transparent materials or angled approaches are included to offset the potential for impacts on safety.</p>
	<p>AO2.3 Each building or tenancy is provided with a highly visible street and unit number respectively.</p>
	<p>AO2.4 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.</p>

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
<p>For accepted development subject to requirements and assessable development — where involving a new building or expansion of an existing building</p> <p>Note—The following acceptable outcomes will not apply where the development is a change of use in an existing building that does not involve any expansion of that building.</p>	
<p>Amenity</p>	
<p>PO3 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from major roads.</p>	<p>AO3 Utility elements are:</p> <ul style="list-style-type: none"> (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. <p>Editor's note—Screening can be provided by any combination of the above treatments to meet the acceptable outcome.</p>

<p>PO4 Landscaping is provided to create streetscapes which contribute positively to the city image, particularly along major roads and streets.</p>	<p>AO4 Landscaping is provided along all road frontages of the site for a minimum depth of:</p> <p>(a) 4m along an arterial or sub-arterial road; or (b) 2m along any other road or street frontage.</p>
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Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
General	
<p>PO5 Development minimises impacts on sensitive land uses having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.</p> <p>Editor's note - Applicants should have regard to relevant legislative, industry and licensing requirements.</p> <p>Editor's note - A report by a qualified air quality expert may be required to allow an assessment to be made of the air quality or impacts. The Queensland Odour Impact Assessment Guidelines provides a methodology for assessing impact.</p> <p>Editor's note - Sensitive land uses are those uses defined by the <i>Planning Regulation 2017</i>.</p>	<p>AO5.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008.</p> <p>AO5.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008.</p> <p>AO5.3 Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p> <p>AO5.4 All external areas are sealed, turfed or landscaped.</p> <p>AO5.5 Light emanating from any source complies with <i>Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO5.6 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>AO5.7 Development achieves the human comfort vibration limits set out in Table 1 at all nearby sensitive land uses.</p>
<p>PO6 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>Editor's note—Applicants should also have regard to Section 9.3.7 Works Code, Section 9.3.2 Healthy waters code and other relevant legislative, industry and licensing requirements.</p>	<p>AO6.1 Areas where potentially contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.</p> <p>AO6.2 Roof water is piped away from areas of potential contamination.</p>
<p>PO7 The site layout and design:</p> <p>(a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced.</p>	<p>AO7 Development does not involve earthworks involving more than 100m³.</p>

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Defence land	
PO8 Development does not adversely affect the safe and efficient operation of Department of Defence land.	AO8 All buildings and operational components of a use are setback not less than 100m from the closest boundary of land in the control of or used by the Department of Defence.

Table 6.5.3.3 - Self-assessable and assessable development (Part)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Caretaker's accommodation	
PO9 Development does not compromise the viability of the primary use of the site.	AO9 No more than one caretaker's accommodation dwelling is established on the site.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO10 The zone predominantly accommodates industrial uses with potential for higher impacts.	No acceptable outcome is nominated.
PO11 Other uses are accommodated where they: <ul style="list-style-type: none"> (a) are uses which: <ul style="list-style-type: none"> (i) require larger sites in locations that are separated from sensitive land uses; (ii) are not more appropriately accommodated in other zones; and (iii) are compatible with the impacts and risks associated with the zone; or (b) are small in scale and ancillary to or directly support the industrial functions of the area. 	No acceptable outcome is nominated.
PO12 The zone does not accommodate uses that attract members of the public who are not employed in the zone.	No acceptable outcome is nominated.
PO13 Development does not significantly detract from the availability or utility of land for industrial purposes.	No acceptable outcome is nominated.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	
<p>PO14 Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building designs which promote safety and deter graffiti; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate wayfinding mechanisms; (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours. <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Table 6.5.3.3-Accepted development subject to requirements and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Community and environmental risk	
<p>PO15 Development is designed and managed so that it provides appropriate protection for community health and safety, and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.
<p>PO16 The site layout and design minimises impacts of on-site and surrounding drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> (a) maximising retention of natural drainage patterns; (b) ensuring existing drainage capacity is not reduced; (c) maximising the retention or enhancement of existing vegetation and ecological corridors; and (d) providing buffers to protect the ecological functions of waterways. 	No acceptable outcome is nominated.

Lansdown high impact industry precinct

Table 6.5.3.3-Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
<p>Additional benchmarks for assessable development in precincts Note - Where acceptable outcomes in this section vary from those provided earlier in this code, the precinct-based acceptable outcomes takes precedence.</p>	
<p>Lansdown high impact industry precinct</p>	
<p>PO17 Development areas are to be created generally in accordance with Figure - 6.164 Lansdown concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO18 To maintain the natural environmental values ecological processes and the quality of waterways development does not establish within the areas identified as 'environmental corridors' and 'water resource catchment area' as shown on Figure - 6.164 Lansdown concept plan.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO19 Development does not discharge waste water into the Ross River Dam catchment.</p> <p>Editor's note - Applicants should also refer to the Healthy waters code, and the Natural assets overlay code and Water catchment overlay code for additional requirements regarding water and waterway related matters.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO20 Development is supported by adequate infrastructure, including:</p> <ul style="list-style-type: none"> (a) connection to reticulated water and sewerage networks; (b) provision of stormwater quality and quantity management systems; (c) constructed roads; and (d) on-site water quality treatment infrastructure or water detention basins located outside environmental corridors. <p>Editor's note - Applicants should also have regard to Section 9.3.7 Works code and Section 9.3.2 Healthy waters code.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note - In accordance with the Act, council may seek to secure the necessary infrastructure through conditions of approval or infrastructure agreements.</p>
<p>PO21 Development does not:</p> <ul style="list-style-type: none"> (a) affect the long-term operation of a high-pressure gas pipeline; and (b) adversely impact the safety of people and property. 	<p>AO21.1 Development does not occur within 100m of a high-pressure gas pipeline.</p> <p>AO21.2 Development involving the use, manufacturing or storage of hazardous chemicals does not occur within 300m of a high-pressure gas pipeline.</p>
<p>PO22 Development protects the water quality, ecological values, hydrological processes and other environmental values of any surface water or groundwater.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note – Applicants should also have regard to Part 9.3.2 Healthy waters code for guidance on how to demonstrate compliance with this performance outcome.</p> <p>To demonstrate compliance with this performance outcome, council may request that a ground and surface water resource assessment be undertaken by a qualified person.</p>

<p>PO23 Landscaping is provided to mitigate the visual impact of development and screen unsightly components and creates streetscapes which contribute positively to the city image, particularly along roads and land in another zone.</p> <p>Editor's Note – Applicants will need to address 9.3.3 Landscaping Code and SC6.4.3.6 Landscape Policy.</p>	<p>AO23 Landscaping is provided for a minimum depth of:</p> <p>(a) 4m along any arterial or sub-arterial road or any other road; or</p> <p>(b) 4m along any land in another zone.</p>
<p>PO24 In addition to meeting PO5, development in the Lansdown high impact industry precinct maintains a high level of noise amenity for nearby rural zoned land and sensitive land uses.</p>	<p>AO24 Development achieves the noise levels set out in the <i>Department of Environment and Heritage Protection Planning for Noise Control Guideline</i>.</p>



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Figure 6.164 – Lansdown concept plan

Table 1 Recommended human comfort vibration levels

Location	Peak Particle Velocity (PPV) vibration levels, mm/s	
	Preferred	Maximum
Critical areas¹	0.14	0.28
Residences - daytime²	0.28	0.56
Residences – nighttime²	0.2	0.4
Offices, schools, educational institutions and places of worship	0.56	1.1
Workshops	1.1	2.2
(1) Examples includes hospital operating theatres and precision laboratories where sensitive operations are occurring. These criteria are only indicative, and there may be need to assess intermittent values against the continuous or impulsive criteria for critical areas.		
(2) Daytime is 7:00am to 10:00pm and nighttime is 10:00pm to 7:00am.		