9.3.8 Industry uses code

9.3.8.1 Application

This code applies to accepted development subject to requirements and assessable development identified as requiring assessment against the Industry uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.8.2 Purpose and overall outcomes

(1) The purpose of the Industry uses code is to ensure industry uses are designed and operated in a manner which meets the needs of the industry use, protects public safety and environmental values and appropriately responds to amenity considerations.

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

(a) the scale and intensity of an industry use is compatible with its location and setting;

(b) an industry use incorporates a site layout, building design and landscaping that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street;

(c) an industry use is provided with appropriate infrastructure, services and utilities;

(d) an industry use does not cause environmental harm or nuisance, including the contamination of land or water;

(e) an industry use avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby non-industry uses where these uses are located in a zone other than an industry zone; and

(f) an industry use incorporates service areas and waste management processes that are efficient and maximise opportunities for reuse or recycling.

9.3.8.3 Assessment benchmarks and requirements

Table 9.3.8.3.1 Assessment benchmarks for assessable development and requirements for accepted development

Note—where a proposed industry use that is accepted development subject to requirements is to be located in an existing building, only acceptable outcomes AO9.1, AO9.2, AO9.3, AO9.4, AO9.5, AO10.1, AO10.2, AO10.3, AO11.1, AO11.2 and AO12 of **Table 9.3.8.3.1 (Assessment benchmarks for assessable development and requirements for accepted development subject to requirements)** apply.

Performance outcomes		Acceptable outcomes	
Built form, streetscape character and protection of amenity			
PO1	Buildings and structures associated with the industry use:- (a) are of a scale and design which is appropriate to an industrial setting whilst contributing positively to the visual character and streetscape of the area; and (b) are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby sensitive land uses.	**AO1.1**	Buildings have a maximum height above ground level of:- (a) 10m if located in the Low impact industry zone or a non-industry zone; (b) 15m if located in the Medium impact industry zone; and (c) 20m if located in the High impact industry zone or Waterfront and marine industry zone.
		AO1.2	Site cover does not exceed 75%.
		AO1.3	Buildings and structures are setback a minimum of:-

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Performance outcomes		Acceptable outcomes	
			(a) 9m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 10m from any side or rear boundary where adjoining a sensitive land use or land in a residential zone or the Community facilities zone. Note—where not adjoining a sensitive land use or land in a residential zone or the Community facilities zone, no minimum side or rear boundary setback applies.
		AO1.4	Where the site has a common boundary with a sensitive land use or land in a residential zone or the Community facilities zone:- (a) no openings occur in walls facing a common boundary; (b) acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause a nuisance; and (c) noise emitting services such as air conditioning equipment, pumps and ventilation fans are located as far away as possible from residential areas.
		AO1.5	The main entry to any building is easily identifiable, and directly accessible, from the street, or the primary street frontage if the site has more than one street frontage.
PO2	The industry use is attractive when viewed from a major road.	**AO2**	Where the industry use has frontage to or overlooks a major road:- (a) building design incorporates variations in parapet design, roofing heights and treatments; (b) a 2m wide landscape strip is provided adjacent to the frontage of the site within the site boundaries; and (c) any security fencing is set within or located behind the landscaping strip rather than adjacent to the major road.
PO3	Buildings and structures associated with the industry use are designed to:- (a) promote passive surveillance of public and semi-public spaces; and (b) enhance personal safety and security.	**AO3.1** **AO3.2**	Lighting is provided within parking and pedestrian areas during hours of operation of the industry use. Windows and entrances to buildings are positioned to provide for casual surveillance of adjacent public and semi-public places.
Landscaping and buffering			
PO4	The industry use incorporates landscaping that:- (a) makes a positive contribution to the streetscape; (b) provides shade to open car parking areas; and (c) buffers the development from adjoining sensitive uses.	**AO4.1** **AO4.2**	A minimum of 10% of the site is landscaped. Landscape strips within the site boundaries are provided adjacent to street frontages with a minimum width complying with the following:- (a) 3m along a primary street frontage for

Performance outcomes		Acceptable outcomes	
			a site with an area of 2,000m² and greater; (b) 2m along a primary street frontage for a site less than 2,000m² in area; and (c) 1m along a secondary street frontage if a corner site.
		AO4.3	For car parking areas with 12 or more spaces, shade trees are provided in car parking areas at a ratio of 1 tree for every 6 car parking spaces.
		AO4.4	Where adjoining a sensitive land use, or land included in a residential zone, a minimum 1.8m high solid screen fence and a minimum 3m wide landscaped strip is provided for the full length of the common boundary.
		AO4.5	Landscape planting:- (a) comprises a variety of shade trees, shrubs and groundcovers; and (b) utilises locally endemic and/or native species as specified in the **Planning scheme policy for development works**.
Services and utilities			
PO5	The industry use is provided with:- (a) a safe and reliable water supply; (b) a waste disposal system and stormwater drainage which maintains acceptable public health and environmental standards; (c) energy and telecommunications infrastructure; (d) appropriate frontage works; and (e) refuse storage areas that are suitably screened from the street.	**AO5.1**	Where available, the industry use is provided with:- (a) a connection to stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services; Editor's note—the provision of tele-communications infrastructure is regulated in accordance with Federal Government legislation. (b) reticulated sewerage where the development is within a sewerage service area. Where the development is not within a sewerage service area, an on-site treatment and disposal system is provided that complies with the requirements of the *Plumbing and Drainage Act 2003; and* Editor's note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater. (c) reticulated water where the development is within a water supply service area. Where the development is not within a water supply service area, development is provided with adequate on-site rainwater collection. Editor's note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.

Performance outcomes		Acceptable outcomes	
		AO5.2	Infrastructure is planned, designed and constructed in accordance with Council's Priority Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
		AO5.3	Kerb and channel is constructed for the full length of the road frontage in accordance with the standards specified in the **Planning scheme policy for development works**.
		AO5.4	The layout and design of the industry use provides for on-site storage of refuse so that it is not visible from the street.
PO6	Development works and connections to infrastructure and services are undertaken in accordance with accepted engineering standards and are completed prior to commencement of the use.	**AO6.1**	All development works are certified by a Registered Professional Engineer Queensland (RPEQ).
		AO6.2	All connections to infrastructure and services are in accordance with the requirements of the relevant service provider.
PO7	Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.	**AO7**	Development that will involve building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the **Planning scheme policy for development works.**
PO8	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO8**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.3.8.3.3 (Construction Phase – stormwater management design objectives)** and **Table 9.3.8.3.4 (Post Construction Phase – stormwater management design objectives).**
Environmental performance			
PO9	The industry use ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to, or have an unreasonable adverse impact on, adjoining or nearby premises. Editor's note—in addition to complying with the corresponding acceptable outcomes, development involving industry activities will also need to comply with relevant environmental legislation including the *Environmental Protection Act 1994* and subordinate legislation.	**AO9.1**	The industry use achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the *Environment Protection (Noise) Policy*.
		AO9.2	The industry use achieves the environmental values and air quality objectives set out in the *Environmental Protection (Air) Policy*.
		AO9.3	The industry use does not produce any odour emissions in excess of 1 odour unit beyond the site boundaries.
		AO9.4	The industry use ensures that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5m outside the site boundaries and at any level from ground level upwards.

Performance outcomes		Acceptable outcomes	
		AO9.5	Vibrations resulting from the industry use do not exceed the maximum acceptable levels identified in *Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)*.
PO10	The industry use provides for the collection, treatment and disposal of all liquid waste such that:- (a) there is no off-site release of contaminants; (b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and (c) there are adverse impacts on the quality of surface water or groundwater resources.	**AO10.1** **AO10.2** **AO10.3**	Waste water associated with the industry use is disposed of to Council's sewerage system or an on-site industrial waste treatment system. Liquid wastes that cannot be disposed of to Council's sewerage system or the on-site industrial waste treatment system are disposed of off-site to an approved waste disposal facility. No discharge of waste occurs to local waterways (including dry waterways) or natural wetlands.
PO11	The industry use does not contaminate or pollute stormwater runoff from the site.	**AO11.1** **AO11.2**	Areas where hazardous materials or potentially contaminating substances are stored or used are roofed. Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.
On-site retail sales			
PO12	Any retail sales conducted from the premises are ancillary to the industry use.	**AO12**	On-site retail sales are limited to goods manufactured or assembled on the premises. **OR** On-site retail sale of goods not manufactured or assembled on the premises, including display areas, is limited to a gross floor area of 50m² or 5% of the gross floor area of the premises, whichever is the lesser.

Table 9.3.8.3.2 Assessment benchmarks for assessable development only

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The industry use is established on land included in an industry zone or another zone that is suitable having regard to:- (a) the suitability of the land for an industry use; (b) the nature, scale and intensity of the industry use; (c) the infrastructure and services needs of the industry use; and (d) the preferred character of the local area.	**AO1**	No acceptable outcome provided.
PO2	The industry use is established on a site with sufficient area and dimensions to accommodate required buildings, parking and service areas, storage areas, landscaping, vehicle access and on-site movement.	**AO2**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
Site layout			
PO3	The layout and design of the industry use ensures that:- (a) premises are safe, secure and legible; (b) movement systems (including roads and pathways) and accessible on-site parking and manoeuvring areas, meet the needs of users and employees; (c) premises contribute to an attractive address to the street, with buildings integrated with landscaping and security fencing to provide a quality contemporary appearance; (d) surplus areas that may become unsightly or difficult to manage due to their size, configuration or access limitations are not created.	**AO3**	No acceptable outcome provided.

Table 9.3.8.3.3 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • ..... Distribute area open for <12 months – 1 in 2 year ARI event; • ..... Distributed area open for 12-24 months – 1 in 5 year ARI event; • ..... Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	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
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • ..... Potential soil loss; or • ..... Monthly erosivity; or • ..... Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • ..... Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • ..... TSS < 50 mg/L TSS; and • ..... Turbidity not >10% receiving waters turbidity; and • ..... pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	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.

Table 9.3.8.3.4 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

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