

6.2.45 Industry Zone Code



6.2.45.1 Application

This code applies to development:

- (1) within the Industry Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Industry Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.45.2 Purpose and Overall Outcomes

(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 Industry Zone Code will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates low to medium impact industries on a variety of lot sizes;
- (ii) does not detract from the amenity of nearby non-industrial land, the street and public spaces;
- (iii) protects existing and future industrial land from incompatible uses;

(b) **Land uses:**

- (i) include *industrial activities* (excluding *High impact industry* and *Special industry*) where they are designed, operated and managed to maintain public safety and avoid impacts on nearby *sensitive receivers*;
- (ii) do not include *High impact industry* and *Special industry* uses due to the proximity of industrial zoned land to *sensitive receivers*;
- (iii) can include small scale, ancillary and subordinate retailing for the display and sale of goods manufactured on site as part of an industrial activity;
- (iv) include non-*industrial activities* that directly service, are ancillary to, or compatible with *industrial activities* where they do not compromise the future use of land in the zone for its intended purpose;
- (v) can include minor *Food and drink outlet* that directly services *industrial areas* and where not involving a drive-through facility;
- (vi) are limited to:

(A) the uses listed as a consistent use in column 1 of **Table 6.2.45.2.1 Consistent Uses and Potentially Consistent Uses in the Industry Zone**; or

(B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.45.2.1 Consistent Uses and Potentially Consistent Uses in the Industry Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its impact, scale and intensity, built form and consistency with the character of the zone.

(vii) where not listed in **Table 6.2.45.2.1 Consistent Uses and Potentially Consistent Uses in the Industry Zone** are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) consists of development that is low to medium rise and does not adversely detract from the amenity of nearby non-industrial land;
- (ii) involves development that contributes to creating visual interest, and provides for the safety of people;
- (iii) involves landscaping that enhances the appearance of buildings, structures, outdoor storage areas and car park areas when viewed from the street or public space;
- (iv) consists of varying lot sizes to accommodate a variety of small, medium and large businesses within the one locality;

(d) **Built form:**

- (i) is low to medium rise to allow for the effective operation of industrial activities;
- (ii) is visually interesting through variation in external appearance and buildings that address the street;
- (iii) ensures buildings and structures are sited to provide safe and legible access for pedestrians;
- (iv) provides landscaping where buildings are set back from the street or a public space;
- (v) is designed not to detract from the amenity of nearby *sensitive receivers*;
- (vi) where located in Boonah, does not compromise aircraft safety in the operational airspace of the adjacent air field;

(e) **Lot design:**

- (i) allows for the efficient operation of low to medium impact industrial activities on a mixture of lot sizes.

Table 6.2.45.2.1 - Consistent Uses and Potentially Consistent Uses in the Industry Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Industrial Activities	
<i>Bulk landscape supplies</i> <i>Crematorium</i> <i>Low impact industry</i> <i>Medium impact industry</i> <i>Research and technology industry</i> <i>Transport depot</i> <i>Warehouse</i> <i>Winery</i>	
Commercial Activities	
<i>Agricultural supplies store</i> <i>Car wash</i> <i>Food and drink outlet (not exceeding 200m² GFA and not involving a drive through facility)</i> <i>Funeral parlour</i> <i>Hardware and trade supplies</i> <i>Outdoor sales (excluding motor vehicle sales yard)</i> <i>Parking station</i> <i>Service industry</i> <i>Service station</i>	

Community Services Activities	
Emergency services	
Infrastructure Activities	
Major electricity infrastructure Substation Telecommunications facility Utility installation (where involving a minor utility installation)	Renewable energy facility Utility installation *
Residential Activities	
Caretaker's accommodation Sales office	
Recreational Activities	
Indoor sport and recreation Park	

*other than as specified in column 1

6.2.45.3 Assessment Benchmarks

Table 6.2.45.3.1 — Assessable Development

Performance Outcomes	Acceptable Outcomes								
Setbacks									
PO1 Setbacks: (1) reduce the visual dominance of buildings and structures as viewed from the street; (2) allow for landscaping along street frontages; and (3) provide separation to protect the amenity of adjoining <i>sensitive land uses</i> and land in a <i>residential zone</i> . Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.	AO1.1 Setbacks are as follows: <table border="1"> <thead> <tr> <th>Setback</th><th>Minimum Distances Measured in Metres (m)</th></tr> </thead> <tbody> <tr> <td>Street frontage</td><td>6m</td></tr> </tbody> </table> <p>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</p> AO1.2 Setbacks where adjoining a <i>sensitive land use</i> (other than a <i>Caretaker's accommodation</i>) or land in a <i>residential zone</i> : <table border="1"> <thead> <tr> <th>Setback</th><th>Minimum Distances Measured in Metres (m)</th></tr> </thead> <tbody> <tr> <td>Any common boundary</td><td>10m</td></tr> </tbody> </table> <p>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</p>	Setback	Minimum Distances Measured in Metres (m)	Street frontage	6m	Setback	Minimum Distances Measured in Metres (m)	Any common boundary	10m
Setback	Minimum Distances Measured in Metres (m)								
Street frontage	6m								
Setback	Minimum Distances Measured in Metres (m)								
Any common boundary	10m								
Height									

Performance Outcomes	Acceptable Outcomes
PO2 Development is of a height that: (1) is low to medium rise; (2) does not detract from the amenity of an adjoining premises in a non-industrial zone; and (3) does not create an intrusion into or compromise aircraft safety in the operational airspace of the Boonah Airfield.	AO2 The height of development; (1) does not exceed: (a) 15m if: (i) greater than 20m from a <i>sensitive land use</i> (excluding <i>Caretaker's residence</i>); and (ii) not adjoining land in a non-industrial zone; or (b) 8.5m if: (i) within 20m of a <i>sensitive land use</i> (excluding <i>Caretaker's residence</i>); or (ii) site adjoins land in a non-industrial zone; and (2) does not encroach into the obstacle limitation surface of the Boonah Airfield. <i>Editors' Note - A copy of the obstacle limitation surface for the Boonah Airfield is available from Council on request.</i>
Built Form and Urban Design	
PO3 Development ensures buildings: (1) address the street; and (2) are visually interesting through variation to the external appearance.	AO3.1 Buildings are designed to address the street.
	AO3.2 Visual interest is achieved through variation in colour, patterns, textures or building materials.
PO4 Development is designed and located to provide easy and safe access to buildings by pedestrians.	AO4 The main entry to any building is: (1) easily identifiable and visible from the street; and (2) directly accessible by pedestrians from car park areas, street frontages and public spaces via a sealed surface.
Amenity	
PO5 Development: (1) does not detract from the amenity of an adjoining <i>sensitive receiver</i> , which includes land in a <i>residential zone</i> ; and (2) affords privacy to adjoining land is located in a <i>residential zone</i> .	AO5 Where adjoining <i>sensitive receivers</i> , which includes land in a <i>residential zone</i> : (1) buildings are set back at least 10m from the common boundary; and (2) development provides <i>buffer landscaping</i> with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and (3) development screens or obscures any window 1.8m above ground level that has a direct view of a <i>sensitive receiver</i> , which includes land in a <i>residential zone</i> .
PO6 Landscaping is provided to: (1) enhance the streetscape character; and (2) soften the appearance of the industrial buildings, outdoor storage areas and car parking areas when viewed from the street or a public space.	AO6 Where development (including any outdoor storage areas and car parking areas) is setback from the street or a public space, <i>aesthetic landscaping</i> with a minimum width of 2m is provided along the boundaries.

Land Use	
P07 Any retail sales function associated with an <i>industrial activity</i> conducted on the site: (1) only involves the retailing of products manufactured on site; (2) is an ancillary and subordinate component to the industrial activity carried out on site; (3) is located in an area that is readily visible and safely accessible for visitors to the site; and (4) is small in scale.	A07.1 <i>Industrial activities</i> involving an ancillary retail sale function only retails products manufactured on site.
	A07.2 The maximum GFA to be used for ancillary retail sales is 30% of the total GFA of the development or 150m ² , whichever is the lesser.
	A07.3 Any retail sales area: (1) is sited and orientated towards the street frontage of the site; and (2) provides easily identifiable and sealed pedestrian access between the front boundary and the retail sales area.
P08 Development involving a <i>Food and drink outlet</i> is of a size that services the needs of the immediate industrial zoned land only.	A08 Development involving a <i>Food and drink outlet</i> does not exceed 200m ² GFA.
Reconfiguration of a Lot	
P09 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone and provides a mixture of industrial lot sizes.	A09 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design .