

9.3.9 Industry uses code

9.3.9.1 Application

- (1) This code applies to accepted development and assessable development identified as requiring assessment against the Industry uses code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The acceptable outcomes in **Table 9.3.9.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** are requirements for applicable accepted development.
- (3) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.9.2 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 and building design 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 does not cause environmental harm or nuisance, including the contamination of land or water;
 - (d) an industry use avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby *sensitive land uses*, where these uses are located in a zone other than an *industry zone*;
 - (e) an industry use incorporates service areas and waste management processes and systems that are efficient and maximise opportunities for reuse or recycling; and
 - (f) an industry use provides a safe and pleasant environment for employees and visitors to the *site*.

9.3.9.3 Performance outcomes and acceptable outcomes

Table 9.3.9.3.1 Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development⁵

Performance Outcomes		Acceptable Outcomes	
<i>Built form, Streetscape Character and Protection of Amenity</i>			
PO1	Buildings and structures associated with the industrial use:- (a) are of a scale and design which is appropriate for an industrial setting, whilst contributing positively to the visual character and <i>streetscape</i> of the area; and (b) are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses.	AO1.1 AO1.2	The <i>site cover</i> of all buildings and structures on the <i>site</i> does not exceed 70%. Buildings and structures are <i>setback</i> a minimum of:- (a) 6 metres from the primary street <i>frontage</i> ; (b) 3 metres from any secondary street <i>frontage</i> ; and (c) 3 metres from any side or rear boundary, except where:- (i) a built to boundary wall, in

⁵ Note—for accepted development in an existing building, only acceptable outcomes AO8.1, AO8.2, AO8.3, AO8.4, AO8.5, AO9.1, AO9.2, AO9.3, AO10.1, AO10.2, AO12 and AO13 of **Table 9.3.9.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development)** apply.

Performance Outcomes		Acceptable Outcomes	
			<p>which case no <i>setback</i> requirement applies; or</p> <p>(ii) adjoining a <i>sensitive land use</i> or land in a <i>residential zone</i> or the Community facilities zone, in which case a minimum <i>setback</i> of 10 metres applies.</p>
		AO1.3	<p>Where the <i>site</i> has a common boundary with a <i>sensitive land use</i>:-</p> <p>(a) no openings occur in walls facing a common boundary;</p> <p>(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 nuisance; and</p> <p>(c) noise emitting services such as air conditioning equipment, pumps and ventilation fans are located as far as practicable from the <i>sensitive land use</i>.</p>
		AO1.4	<p>The main entry to any building is easily identifiable, and directly accessible, from the street, or the primary street <i>frontage</i> if the <i>site</i> has more than one street <i>frontage</i>.</p>
		AO1.5	<p>All permanent storage containers have a uniform colour.</p>
PO2	The industrial use is attractive when viewed from a <i>major road</i> .	AO2.1	<p>Where the industrial use has <i>frontage</i> to or overlooks a <i>major road</i>:-</p> <p>(a) building design incorporates variations in parapet design, roofing heights and treatments;</p> <p>(b) a 3 metre wide landscape strip is provided adjacent to the <i>frontage</i> of the <i>site</i> within the <i>site</i> boundaries; and</p> <p>(c) any security fencing is set within or located behind the landscape strip rather than adjacent to a <i>major road</i>.</p>
		AO2.2	<p>Any temporary storage of containers is located in an area of the <i>site</i> not visible from a major road.</p>
Landscapes and Buffering			
PO3	The industrial use incorporates landscapes that:-	AO3.1	A minimum of 10% of the <i>site</i> is landscaped.
	(a) makes a positive contribution to the <i>streetscape</i> ;	AO3.2	A landscape strip, with a minimum width of 2 metres, is provided within the <i>site</i> boundaries adjacent to all street <i>frontages</i> .
	(b) provides shade to open car parking areas; and	AO3.3	Tree planting is provided to street <i>frontages</i> that will achieve canopy spread over 50% of the <i>site frontage</i> within 5 years of planting.
	(c) buffers the development from adjoining <i>sensitive land uses</i> .	AO3.4	Shade trees are provided in car parking areas at a ratio of 1 tree for every 6 car parking spaces.

Performance Outcomes		Acceptable Outcomes	
		AO3.5	Landscaped areas provide for deep root planting in natural ground which is clear of <i>infrastructure</i> and exclusive of hard paved areas, such as car parking, service areas, paths and the like.
		AO3.6	Where adjoining a <i>sensitive land use</i> , or land included in a <i>residential zone</i> , a minimum 1.8 metre high solid screen fence and a minimum 3 metre wide landscape strip is provided for the full length of the common boundary.
Services and Utilities			
PO4	The industrial use is connected to essential <i>infrastructure</i> and services.	AO4	The industrial use is connected to the reticulated water supply, sewerage and electricity <i>infrastructure</i> networks.
PO5	The industrial use is provided with a stormwater management system which:- (a) makes adequate provision for drainage of the premises to a lawful point of discharge; and (b) conveys external catchment stormwater through the development.	AO5	Where the industrial use is on a lot with a finished level that falls to the road, stormwater is:- (a) piped to kerb and channel; or (b) connected directly into the <i>Council's</i> piped stormwater <i>infrastructure</i> network. OR Where the industrial use is on a lot with a finished level that falls away from the road, stormwater is:- (a) connected into an inter-allotment drainage easement; or (b) connected directly into the <i>Council's</i> piped stormwater <i>infrastructure</i> network.
PO6	The industrial use provides the site frontage works, access and manoeuvring arrangements and on-site <i>infrastructure</i> and services necessary to accommodate the use and facilitate the coordinated development of the <i>site</i> and the locality.	AO6.1	Kerb and channel is constructed for the full length of the road <i>frontage</i> in accordance with the standards specified in the Planning scheme policy for development works .
		AO6.2	Reinforced industrial rated crossovers are provided in accordance with the standards specified in the Planning scheme policy for development works .
		AO6.3	All hardstand areas are sealed in accordance with the standards specified in the Planning scheme policy for development works .
		AO6.4	The layout and design of the development provides for the loading and un-loading of goods to be accommodated on site.
		AO6.5	The layout and design of the development provides for on-site storage of refuse so that it is not visible from the street.
PO7	Development works and connections to <i>infrastructure</i> and services are undertaken in accordance with accepted engineering standards and are complete prior to the	AO7.1	All development works are certified by a Registered Professional Engineer Queensland (RPEQ).
		AO7.2	All connections to <i>infrastructure</i> and

Performance Outcomes		Acceptable Outcomes	
	commencement of the use.		services are in accordance with the requirements of the relevant infrastructure entity.
Environmental Performance			
PO8	<p>The industrial use ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to, or have an unreasonable impact on, adjoining or nearby premises.</p> <p>Note—in addition to complying with the corresponding acceptable outcomes, development involving industry activities will need to comply with relevant environmental legislation including the <i>Environmental Protection Act 1994</i> and subordinate legislation.</p>	AO8.1	The industrial use achieves the environmental values for the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the <i>Environment Protection (Noise) Policy</i> .
		AO8.2	The industrial use achieves the environmental values and air quality objectives set out in the <i>Environmental Protection (Air) Policy</i> .
		AO8.3	The industrial use does not produce any odour emissions in excess of 1 odour unit beyond the <i>site</i> boundaries.
		AO8.4	The industrial use ensures that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
		AO8.5	Vibrations resulting from the industrial use do not exceed the maximum acceptable levels identified in <i>Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)</i> .
PO9	<p>The industrial use provides for the collection, treatment and disposal of all liquid waste such that:-</p> <p>(a) there is no off-site release of contaminants;</p> <p>(b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and</p> <p>(c) there are no adverse impacts on the quality of surface water or groundwater resources.</p>	AO9.1	Waste water associated with the industrial use is disposed of to the reticulated sewerage system or an on-site industrial waste treatment system.
		AO9.2	Liquid wastes that cannot be disposed of to the reticulated sewerage system, or an on-site industrial waste treatment system, are disposed of off-site to an approved waste disposal facility.
		AO9.3	No discharge of waste occurs to stormwater systems, local <i>waterways</i> (including dry <i>waterways</i>) or <i>wetlands</i> .
PO10	The industrial use ensures that stormwater does not contaminate surface water.	AO10.1	Areas where potentially contaminating substances are stored or used are roofed.
		AO10.2	Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.
On-site Amenities for Employees			
PO11	The industrial use includes on-site amenities for employees that contribute to the establishment of a socially amenable work environment.	AO11	<p>An on-site recreation area is provided in a private location, removed from any noisy or odorous activities, that incorporates:-</p> <p>(a) seating, tables and rubbish bins;</p> <p>(b) protection from the weather; and</p> <p>(c) safe access for all staff.</p>

Performance Outcomes		Acceptable Outcomes	
On-site Office and Administration Functions			
PO12	Any office and administration functions conducted on the <i>site</i> are <i>ancillary</i> to the industrial use.	AO12	The area used for office and administration functions is limited to 200m ² or 10% of the <i>gross floor area</i> of the premises, whichever is the lesser.
On-site Sales			
PO13	Any retail sales conducted on the <i>site</i> are <i>ancillary</i> to the industrial use.	AO13	On-site retail sales of goods manufactured or assembled on the premises, including display areas, is limited to a <i>gross floor area</i> of 200m ² or 10% of the <i>gross floor area</i> of the premises, whichever is the lesser. OR On-site retail sales of goods not manufactured or assembled on the premises, including display areas, is limited to a <i>gross floor area</i> of 50m ² or 10% of the <i>gross floor area</i> of the premises, whichever is the lesser.

Table 9.3.9.3.2 Additional performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	The industry use is established on land included in an <i>industry zone</i> , 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 <i>infrastructure</i> and services needs of the industry use; and (d) the preferred character of the local area.	AO1	No acceptable outcome provided.
PO2	The industrial use is located on a <i>site</i> which has an area and dimensions capable of accommodating a well-designed and integrated industry development, incorporating required buildings, parking and service areas, storage areas, landscapes, vehicle access and on-site movement.	AO2	No acceptable outcome provided.
Site Layout			
PO3	The layout and design of the industrial 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 landscapes and security fencing to provide a quality contemporary appearance; and (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.

Performance Outcomes		Acceptable Outcomes	
Integration of Site Infrastructure and Services			
PO4	Where the industry use is located on a large <i>site</i> which is intended to be developed incrementally or in stages, the industrial use is designed to allow for the <i>infrastructure</i> and service requirements of future users.	AO4	Development design makes allowance for proposed and future <i>infrastructure</i> and servicing requirements, including where relevant:- (a) access and space allocation for any future trade waste connection to sewer; (b) storage tanks; (c) refuse storage areas; (d) recycling storage areas; (e) waste pre-treatment devices; (f) other ancillary equipment; (g) car parking and manoeuvring areas; and (h) water recycling, retention and re-use <i>infrastructure</i> .
Hazardous Materials and Dangerous Goods			
PO5	Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause:- (a) a public health or safety hazard; or (b) environmental harm or nuisance.	AO5	No acceptable outcome provided.