

## 6.2.12 Medium Impact Industry Zone Code

### 6.2.12.1.Purpose

- (1) The purpose of the zone 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 local government purpose is to:
  - (a) provide land for a wide range of employment generating uses including industrial, manufacturing and storage activities with greater land requirements or more intensive operating requirements than would otherwise be accommodated in the Low Impact Industry zone;
  - (b) ensure timely, efficient and well serviced development occurs within the Victory Heights Local Development Area Precinct and East Deep Creek Local Development Area Precinct, in accordance with an approved structure plan.
- (3) The purpose of the code will be achieved through the following overall outcomes:

#### **Victory Heights Local Development Area Precinct and East Deep Creek Local Development Area Precinct**

- (a) Development is appropriately coordinated and sequenced in accordance with an approved structure plan to ensure the most effective use of land.
- (b) Development of land is based upon the provision of the full range of urban infrastructure and services, consideration of environmental constraints and desired development pattern for the area.
- (c) Development is supported by the necessary transport infrastructure which is designed to integrate with existing networks and promotes safe and efficient public transport use.
- (d) Significant topographical and natural features are protected and enhanced.
- (e) Development provides an appropriate level of amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.

#### **Other than in a precinct**

- (f) A range of industrial uses that satisfy the intent of the zone will be facilitated.
- (g) Residential uses are not located within close proximity to industrial uses and activities in the zone.
- (h) Service and low-impact industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of medium impact industry uses.
- (i) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
- (j) The viability of both existing and future medium impact industry uses are protected from the intrusion of incompatible uses.
- (k) Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development.
- (l) Industrial uses are adequately protected from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.
- (m) Development is provided with appropriate infrastructure and services.
- (n) Development is established where the impacts of natural hazards are avoided or safely managed.
- (o) Development is reflective of and responsive to the environmental constraints of the land.

## 6.2.12.2. Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6. 19 Medium impact industry zone code

Performance Outcomes	Acceptable Outcomes
<b>Section 1 Victory Heights Local Development Area Precinct and East Deep Creek Local Development Area Precinct</b>	
<p><b>PO1</b> Development:</p> <ul style="list-style-type: none"> <li>(a) appropriately addresses geographical constraints;</li> <li>(b) protects environmental and cultural heritage values;</li> <li>(c) integrates with existing or approved development in the surrounding area;</li> <li>(d) provides for major stormwater flow paths through the site;</li> <li>(e) protects floodplains and water quality;</li> <li>(f) provides necessary physical infrastructure;</li> <li>(g) achieves an appropriate level of amenity and safety for adjoining land uses; and</li> <li>(h) achieves an appropriate hierarchy and distribution of industrial land uses.</li> </ul>	<p><b>AO1.1</b> Development occurs in accordance with an approved structure plan.</p>
<b>Section 2 General</b>	
<p><b>PO2</b> Development performs at a medium impact industry scale and intensity.</p>	<p><b>AO2.1</b> Development is a medium impact industry, bulk landscape supplies, hardware and trade supplies, low impact industry, service industry, transport depot or warehouse use.</p> <p>and</p> <p><b>AO2.2</b> Office and sales areas are subordinate to the primary use must:</p> <ul style="list-style-type: none"> <li>(c) be ancillary to the primary industrial use;</li> <li>(d) have a gross floor area of not more than 20% of the total gross floor area of the development or 200m<sup>2</sup>, whichever is the lesser.</li> </ul> <p>and</p> <p><b>AO2.3</b> Direct sales to the public are limited to the sale of items produced on site.</p> <p>and</p> <p><b>AO2.4</b> External stockpiling of materials does not exceed 4m or half the height of the main building on the site, whichever is the greater.</p>
<p><b>PO3</b> Development integrates with and reflects the intended character and built form of the area.</p>	<p><b>AO3.1</b> Building height does not exceed 10m above ground level.</p> <p>and</p> <p><b>AO3.2</b> Building entrances are clearly visible from the street.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO3.3</b> The maximum length of any façade of a building without articulation or change of materials is 15m.</p> <p>and</p> <p><b>AO3.4</b> In all other circumstances, the maximum building length in one plane is 30m.</p> <p>and</p> <p><b>AO3.5</b> All parts of the building façades visible from State-controlled road or an arterial road are constructed predominantly of brick or painted concrete or masonry and do not incorporate highly reflective materials.</p> <p>and</p> <p><b>AO3.6</b> Buildings have a minimum 7.5m setback to a State-controlled road frontage.</p> <p>or</p> <p><b>AO3.7</b> In all other circumstances, buildings have a minimum 6m setback to street frontages.</p> <p>and</p> <p><b>AO3.8</b> Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) are integrated into the building.</p>
<p><b>PO4</b> Development provides a safe and secure environment.</p>	<p><b>AO4.1</b> Parking areas with more than 20 parking spaces provide dedicated, obvious and direct pedestrian paths linking parking spaces with public streets and/or entry points to on-site commercial premises.</p> <p>and</p> <p><b>AO4.2</b> Pedestrian movement areas involve minimal vehicle conflict points and facilitate equitable access.</p>
<p><b>PO5</b> Development is serviced by infrastructure including water, sewerage or if in an unsewered area an on site wastewater disposal system, stormwater drainage, constructed road access, power, telecommunications and waste collection which:</p> <ul style="list-style-type: none"> <li>(a) conforms with industry standards for quality;</li> <li>(b) is reliable and service failures are minimised; and</li> <li>(c) is functional and readily augmented.</li> </ul>	<p><b>AO5.1</b> Development is connected to reticulated water supply and sewerage.</p> <p>or</p> <p><b>AO5.2</b> Where in a non-sewered area on-site sewage treatment is provided which complies with AS/NZ 1546:2001; S/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code.</p> <p>Editor's Note—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p>

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p><b>AO5.3</b> Stormwater is discharged to a lawful point of discharge.</p> <p>and</p> <p><b>AO5.4</b> Infrastructure is provided, designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p><b>PO6</b> The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p><b>AO6.1</b> Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p><b>PO7</b> Refuse storage areas are:</p> <ul style="list-style-type: none"> <li>(a) conveniently located for use and collection; and</li> <li>(b) are of useable size; and</li> <li>(c) avoid adverse impacts on neighbours and occupants; and</li> <li>(d) are screened from view within the site, adjoining properties and the street.</li> </ul>	<p><b>AO7.1</b> No Acceptable Outcome specified.</p>
<b>Section 3 Caretaker's accommodation</b>	
<p><b>PO8</b> The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p>and</p> <p><b>AO8.1</b> Only one caretaker's accommodation is established on the site.</p> <p><b>AO8.2</b> One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p><b>PO9</b> The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p>and</p> <p><b>AO9.1</b> The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p><b>AO9.2</b> The street frontage setback is:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 6m, where freestanding; or</li> <li>(b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</li> </ul> <p>and</p> <p><b>AO9.3</b> Where adjoining a non-residential use, the caretaker's accommodation is setback a minimum of 5m from the common property boundary.</p>
<p><b>PO10</b> The caretaker's accommodation is adequately serviced.</p>	<p><b>AO10.1</b> The caretaker's accommodation is connected to reticulated water supply and sewerage.</p> <p>or</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO10.2</b> If in a non-sewered area, a waste disposal system is provided.</p> <p>and</p> <p><b>AO10.3</b> Stormwater is discharged to a lawful point of discharge.</p>
<b>Section 4 Advertising devices</b>	
<p><b>PO11</b> Advertising devices:</p> <p>(a) are of a scale and appearance that reflect the intended industrial character of the zone; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p><b>AO11.1</b> The advertising device is a building sign or fence sign.</p> <p>and</p> <p><b>AO11.2</b> The maximum height of the advertising device does not exceed the building height of any building on the site.</p> <p>and</p> <p><b>AO11.3</b> The combined maximum signface area does not exceed 6m<sup>2</sup> per site.</p> <p>and</p> <p><b>AO11.4</b> The advertising device is wholly contained within the boundaries of the lot.</p>
<b>Section 5 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO12</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO12.1</b> New buildings are:</p> <p>(a) not located within the overlay area; or</p> <p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p><b>AO12.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p> <p>Editor's Note:</p> <ol style="list-style-type: none"> <li>1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800.</li> <li>3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.</li> </ol>
<p><b>PO13</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO13.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO13.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p><b>AO13.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO13.4</b> Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p><b>AO13.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO13.6</b> Non-residential buildings and structures:</p> <p>(a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and</p> <p>(b) allow for the flow through of flood water on the ground floor.</p> <p>and</p> <p><b>AO13.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p><b>PO14</b> Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p><b>AO14.1</b> Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</p> <p>(b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</p> <p>(c) change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction in flood warning times anywhere else in the floodplain.</p>
<p><b>PO15</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO15.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO15.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO16</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO16.1</b> Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO16.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO16.3</b> Development for any of the uses identified in column 1 of Table 6.20 - Minimum flood levels is located above the flood level specified in column 2 of Table 6.20 - Minimum flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO17</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment, or</li> <li>(b) filling of land with more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater, the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</li> </ul> <p>Editor's Note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO17.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO17.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> </ul>

Performance Outcomes	Acceptable Outcomes
	(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.
<b>Conservation significant areas</b>	
<p><b>PO18</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p><b>AO18.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO18.2</b> Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p><b>AO18.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO18.4</b> Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
<b>Bushfire</b>	
<p><b>PO19</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p><b>AO19.1</b> Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p><b>AO19.2</b> Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p><b>AO19.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p>



Performance Outcomes	Acceptable Outcomes
	(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.
<b>PO20</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	<b>AO20.1</b> No Acceptable Outcome identified.

**Table 6. 20 Minimum flood levels**

Column 1 Development for Material Change of Use	Column 2 Minimum flood level
Emergency services, such as Police, Ambulance and Fire Brigade facilities and emergency shelters	0.2% AEP flood level
Hospital	0.2% AEP flood level
Utility installation, being a water treatment plant	0.2% AEP flood level
Major electricity infrastructure	0.5% AEP flood level
Utility installation, being a sewage treatment plant	0.5% AEP flood level
Residential care facility and Retirement facility	0.5% AEP flood level
Special industry, such as a Power station	0.2% AEP flood level
Community uses , such as stores of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood level
Medium impact industry, such as a regional fuel storage and distribution facility	0.5% AEP flood level
Warehouse being a food storage warehouse	0.5% AEP flood level