

6.2.15 Industry Investigation Zone Code

6.2.15.1.Purpose

- (1) The purpose of the zone is to identify and protect land that is suitable for industrial activities where further detailed planning, investigations and studies are required to determine the suitability of the industry investigation zone for use as an industry zone.
- (2) The local government purpose is to ensure that land within the zone continues to be available for use for low intensity rural or open space uses until structure plans are completed and approved. Areas at Kilkivan, Kybong and Toolara Forest are preserved for longer term industrial development beyond the life of the Planning Scheme.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is appropriately coordinated and sequenced in accordance with an approved structure plan to ensure the most effective use of land.
 - (b) The viability of existing and future industrial activities is protected from the intrusion of incompatible uses.
 - (c) Development requiring extensive built infrastructure inconsistent with the long-term planning intent for the zone for industry development is not supported.
 - (d) Development is provided with appropriate infrastructure.
 - (e) Development is established where impacts of natural hazards are avoided or safely managed.
 - (f) Development is reflective and responsive to the environmental constraints of the land.
 - (g) Development recognises and conserves the cultural heritage values of existing Local Heritage places.

6.2.15.2. Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

Table 6. 24 Industry investigation zone code

Performance Outcomes	Acceptable Outcomes
Section 1 General	
<p>PO1 Development of emerging industrial areas:</p> <ul style="list-style-type: none"> (a) appropriately addresses geographical constraints; (b) protects environmental and cultural heritage values; (c) integrates with existing or approved development in the surrounding area; (d) provides for major stormwater flow paths through the site; (e) protects floodplains and water quality; (f) provides necessary physical infrastructure; (g) achieves an appropriate level of amenity and safety for adjoining land uses; and (h) achieves an appropriate hierarchy and distribution of industrial land uses. 	<p>AO1.1 Development occurs in accordance with an approved structure plan.</p>
<p>PO2 Until the land is required for future industrial development, good quality agricultural land identified on the relevant overlay is preserved.</p>	<p>AO2.1 Development does not result in the loss of good quality agricultural land through alienation, fragmentation or inappropriate land use.</p>
<p>PO3 The availability of land for future industrial development is not compromised.</p>	<p>AO3.1 Agricultural supplies stores, aquaculture, intensive animal industries, intensive horticulture, permanent plantations and wineries are not established.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO4 Development reflects the intended character and amenity of the zone.</p>	<p>AO4.1 Building height (other than for silos, windmills and similar structures) does not exceed 8.5m above ground level.</p> <p>and</p> <p>AO4.2 Buildings are set back 25m from any State-controlled road or road identified as part of the Stock Route Network and 15m from any other street frontage.</p>
<p>PO5 Development is serviced by infrastructure including water, sewerage, stormwater drainage, constructed road access, power, telecommunications and waste collection which:</p> <ul style="list-style-type: none"> (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented. 	<p>AO5.1 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>AO5.2 Infrastructure (including stormwater infrastructure) is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>PO6 Development occurs on sites with frontage to a gazetted road, constructed to a standard necessary to accommodate traffic generated by the use.</p>	<p>AO6.1 Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>PO7 The efficiency and safety of the road network is not compromised by inappropriate access arrangements.</p>	<p>AO7.1 Access is designed and constructed in accordance with the standards contained in Planning Scheme Policy 1: Development Standards.</p>
<p>PO8 Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) conveniently located for use and collection; and (b) are of useable size; and (c) avoid adverse impacts on neighbours and occupants; and (d) are screened from view within the site, adjoining properties and the street. 	<p>AO8.1 No Acceptable Outcome specified.</p>
Section 2 Advertising devices	
<p>PO9 Advertising devices:</p> <ul style="list-style-type: none"> (a) are of a scale and appearance that reflect the intended character of the zone; and (b) maintain the safety of pedestrian and transport networks. 	<p>AO9.1 Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity.</p> <p>and</p> <p>AO9.2 The combined maximum signface area does not exceed 2m² per site.</p> <p>and</p> <p>AO9.3 The maximum height does not exceed 2.4m above ground level.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO9.4 The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p>AO9.5 The advertising device is not a moving sign.</p>
Section 3 Caretaker's accommodation	
<p>PO10 The caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p>AO10.1 Only one caretaker's accommodation is established on the site.</p> <p>and</p> <p>AO10.2 One vehicle parking space is provided for the exclusive use of the caretaker's accommodation.</p>
<p>PO11 The caretaker's accommodation integrates with the scale, character and appearance of the setting.</p>	<p>AO11.1 The caretaker's accommodation is a maximum of 2 storeys above ground level.</p> <p>and</p> <p>AO11.2 The street frontage setback is:</p> <p>(a) a minimum of 6m, where freestanding; or</p> <p>(b) no less than the building line of any façade on an approved non-residential use, where proposed on the second storey.</p> <p>and</p> <p>AO11.3 Where adjoining a non-residential use, the caretaker's accommodation is set back a minimum of 15m from the common property boundary.</p>
<p>PO12 The caretaker's accommodation is adequately serviced.</p>	<p>AO12.1 A 45kl water tank is provided for consumption purposes.</p> <p>or</p> <p>AO12.2 On-site sewage treatment is provided.</p> <p>and</p> <p>AO12.3 Stormwater is discharged to a lawful point of discharge.</p>
Section 4 Home based business	
<p>PO13 The activity, occupation or business is subordinate to the dwelling house on the site.</p>	<p>AO13.1 The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator.</p> <p>and</p> <p>AO13.2 The maximum internal floor area used is 40m².</p> <p>and</p> <p>AO13.3 Outdoor activity or storage areas are not included.</p> <p>and</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO13.4 Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m².</p> <p>and</p> <p>AO13.5 Additional on site access and vehicle parking arrangements are not provided.</p>
<p>PO14 The amenity of the rural area is not adversely affected.</p>	<p>AO14.1 No more than one non-resident of the site is employed.</p> <p>and</p> <p>AO14.2 The home business does not involve the storage of hazardous or noxious materials.</p> <p>and</p> <p>AO14.3 The home business does not involve servicing or repair of vehicles.</p> <p>and</p> <p>AO14.4 Delivery vehicles are no larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p>AO14.5 The home business does not involve hiring out of any machinery or equipment.</p>
<p>Section 5 For development affected by one or more overlays</p>	
<p>Flood hazard</p>	
<p>PO15 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO15.1 New buildings are: (a) not located within the overlay area; or (b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p>AO15.2 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"> 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>. 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. 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.

Performance Outcomes	Acceptable Outcomes
<p>PO16 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>Residential buildings:</p> <p>AO16.1 Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p>AO16.2 Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p>AO16.3 Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p>AO16.4 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>AO16.5 Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p>Non-residential buildings:</p> <p>AO16.6 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>AO16.7 Resilient building materials are used in accordance with the relevant building assessment provisions.</p>
<p>PO17 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>AO17.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; 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;</p> <p>or</p>

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	(iv) any reduction in flood warning times anywhere else in the floodplain.
<p>PO18 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO18.1 Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p>AO18.2 Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p>PO19 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO19.1 No Acceptable Outcome specified.</p>
Heritage and neighbourhood character	
<p>PO20 Existing Local Heritage Places (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map) are conserved.</p>	<p>AO20.1 Development incorporates the retention and productive reuse of a Local Heritage Place (identified as Heritage Character – Local on the Heritage and Neighbourhood Character Overlay Map).</p>
Conservation significant areas	
<p>PO21 Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p>AO21.1 Development occurs outside the overlay area.</p> <p>or</p> <p>AO21.2 Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p>AO21.3 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>AO21.4 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>

Performance Outcomes	Acceptable Outcomes
Bushfire	
<p>PO22 Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire events.</p>	<p>AO22.1 Development is not located in areas identified as a High or Medium bushfire hazard area.</p> <p>or</p> <p>AO22.2 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>AO22.3 For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m² 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> <ul style="list-style-type: none"> (a) fire brigade tank fittings; and (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.
<p>PO23 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO23.1 No Acceptable Outcome identified.</p>