



Toowoomba Regional Council

Part 6 Zones ^[1], ^[2]

6.5.2 Medium Impact Industry Zone Code ^[41]

Part 6 Zones ^[1], ^[2]

6.5 Industry Zones Category

6.5.2 Medium Impact Industry Zone Code ^[41]

6.5.2.1 Application

This code applies to development:-

- (1) within the Medium Impact Industry Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
 - (2) identified as requiring assessment against the Medium Impact Industry Zone Code by the tables of assessment in Part 5 (Tables of assessment).
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6.5.2.2 Purpose and overall outcomes

- (1) The purpose of the Medium Impact Industry Zone Code is to provide for medium impact industry uses:
 - (a) 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; and
 - (b) activities considered appropriate in this zone are defined as Medium Impact Industry in the schedule of definitions.

The limited supply of land within this zone is not taken up by industrial or industry related uses that are able to be accommodated in other locations and that it is protected from encroachment by incompatible land uses.

- (2) The overall outcomes sought for the zone code are as follows:
 - (a) a range of industrial uses that satisfies the intent of the zone will be facilitated;
 - (b) residential uses are not located within close proximity to the industrial uses and activities in the zone;
 - (c) high impact industry and rural industry uses may be appropriate where off-site impacts from these uses can be mitigated or managed and where they comply with separation distances to minimise impacts on sensitive land uses;
 - (c) the following commercial uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust, are facilitated:
 - (i)

Agricultural Supplies Stores.

- (ii) Bulk Landscape Supplies.
- (iii) Garden Centres.
- (iv) Hardware and Trade Supplies.
- (v) Outdoor Sales.
- (vi) Wholesale Nurseries.
- (d) non-industrial uses, such as Food and Drink Outlets and Service Stations which directly support the industrial area are facilitated and accessible by walking and cycling;
- (e) offices and direct sales are only provided as part of industry activities where ancillary and subordinate to industry activities occurring on the site;
- (f) development is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on nearby non-industrial land uses;
- (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
- (h) development is reflective of and responsive to the environmental constraints of the land;
- (i) the scale, character and built form of development contributes to a high standard of amenity;
- (j) development has access to development infrastructure, including utility installations and essential services;
- (k) the viability of both existing and future industry uses are protected from the intrusion of incompatible uses;
- (l) adverse impacts on natural features and processes, both on-site and on adjoining areas, are minimised through location, design, operation and management of development; and
- (m) development is adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

6.5.2.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.5.2:1 – Medium Impact Industry Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Caretaker’s accommodation	

Performance outcomes	Acceptable outcomes
<p>PO₁ Development provides for the accommodation of a caretaker and their family members in a manner that:</p> <ul style="list-style-type: none"> (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents. 	<p>AO_{1.1} Caretaker’s accommodation is:</p> <ul style="list-style-type: none"> (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 20m; (b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a maximum area of 8m² with minimum dimensions of 2.4m. <p>AO_{1.2} No more than one (1) caretaker’s accommodation unit is established.</p>
Building Work (not associated with a Material Change of Use)	
<p>PO₂ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p>	<p>AO_{2.1} Car parking is provided in accordance with the Transport, Access and Parking Code.</p>
<p>PO₃ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.</p>	<p>AO_{3.1} No reduction of previously approved landscaping areas is to occur.</p>
<p>PO₄ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.</p>	<p>AO_{4.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁴²</p>
<p>PO₅ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p>AO_{5.1} Where within a wastewater area, the development is connected to the Council’s reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.</p> <p>OR</p> <p>AO_{5.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.</p>

Table 6.5.2:2 – Medium Impact Industry Zone Code – assessment benchmarks for assessable development

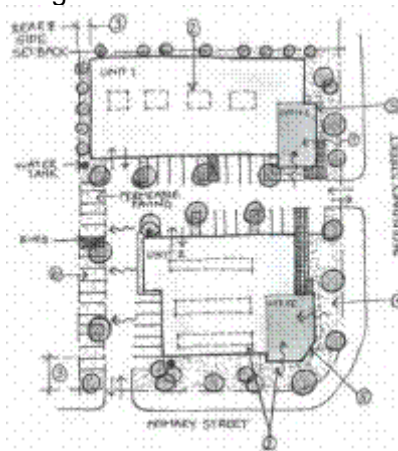
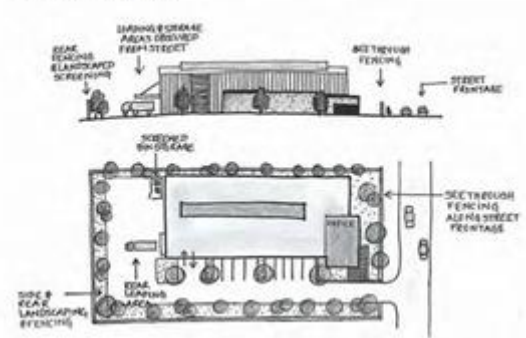
Performance outcomes	Acceptable outcomes
Use	

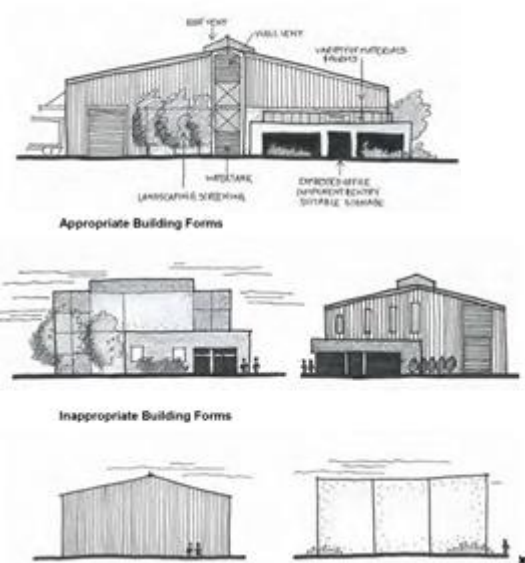
Performance outcomes	Acceptable outcomes
<p>PO₁ The zone accommodates medium impact industrial uses and compatible uses:</p> <p>(a) which are of a similar nature having regard to scale, nature of activity and potential impacts; or</p> <p>(b) which directly support the industrial functions of the zone.</p> <p>Non-industrial uses do not compromise the use of land for industry purposes or are for recreation uses that require buffering from sensitive land uses.</p>	<p>AO_{1.1} Uses which are consistent with the intent of the zone include:</p> <p>(a) agricultural supplies store;</p> <p>(b) bulk landscape supplies;</p> <p>(c) caretakers accommodation;</p> <p>(d) emergency services;</p> <p>(e) landing;</p> <p>(f) low impact industry;</p> <p>(g) major electricity infrastructure;</p> <p>(h) medium impact industry;</p> <p>(i) parking station;</p> <p>(j) sales office;</p> <p>(k) service industry;</p> <p>(l) service station;</p> <p>(m) substation;</p> <p>(n) telecommunications facility;</p> <p>(o) transport depot ;</p> <p>(p) utility installation where for distribution of local utility services and does not involve bulk storage, generation and/or treatment; and</p> <p>(q) warehouse.</p> <p>AO_{1.2} Uses which are inconsistent with the intent of the zone include:</p> <p>(a) accommodation activities (other than caretakers accommodation);</p> <p>(b) entertainment activities;</p> <p>(c) market;</p> <p>(d) recreation activities;</p> <p>(e) rural activities (other than agricultural supplies store and rural industry); and</p> <p>(f) business activities other than those listed in AO_{1.1}.</p>
<p>PO₂ Direct sales to the public as part of industry activities occurs at a scale that is ancillary to and has a direct nexus with the industry conducted on the site.</p>	<p>AO_{2.1} Direct sales to the public as part of industry activities are restricted to the sale of items produced on site.</p> <p>and</p> <p>AO_{2.2} The sales area associated with industry activities does not exceed 10% of the total GFA of the premises.</p>
<p>PO₃ Office space provided as part of industry activities is ancillary, subordinate and directly related to the industry activity conducted on the site.</p>	<p>No acceptable outcome is nominated.</p>
<p>Effects of development</p>	

Performance outcomes	Acceptable outcomes
<p>PO₄ Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour^[43], dust and other emissions to air.</p>	<p>AO_{4.1} Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO_{4.2} Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by:</p> <ul style="list-style-type: none"> (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.
<p>PO₅ Development prevents or minimises the generation of any noise so that:</p> <ul style="list-style-type: none"> (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded. 	<p>AO_{5.1} Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
<p>PO₆ Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO_{6.1} Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>AO_{6.2} Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.</p>
<p>PO₇ Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.^[44]</p>	<p>AO_{7.1} Areas where potentially contaminating substances are stored or used, are:</p> <ul style="list-style-type: none"> (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and (b) located in an area free of flood in a 1 in 100 year flood event. <p>AO_{7.2} Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.</p> <p>AO_{7.3} Roof water is piped away from areas of potential contamination.</p>
<p>PO₈ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any earthworks are minimised; (b) the retention of natural drainage lines is maximised; (c) the retention of existing vegetation is maximised; (d) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (e) there is adequate buffering, screening and separation to sensitive land uses. 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO₉ Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours. 	<p>AO_{9.1} Site Layout provides the following characteristics:</p> <ul style="list-style-type: none"> (a) visitor Parking is located adjacent to the office component of the building; and (b) separate pedestrian entry to the site and building from vehicular entry and manoeuvring areas.
<p>PO₁₀ Development is designed to incorporate graffiti-prevention measures.</p>	<p>AO_{10.1} Building design and layout incorporates the following features where practical:</p> <ul style="list-style-type: none"> (a) shrubbery planted against walls; (b) designs with an absence of 'natural ladders'; (c) minimal unbroken vertical surface areas; and (d) graffiti-deterrent surface treatments.
<p>PO₁₁ Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.</p>	<p>No acceptable outcome is nominated.</p>
<p>Built form</p>	

Performance outcomes	Acceptable outcomes
<p>PO₁₂ Where adjoining non-industrial zoned land, development:</p> <ul style="list-style-type: none"> (a) is of a scale and layout generally compatible with the character of the nearby non-industrial area; and (b) provides adequate separation, buffering and screening so that the privacy and amenity of adjoining premises are not adversely affected. 	<p>AO_{12.1} Building height does not exceed 10m where the site adjoins non-industrial zoned land, except where the site adjoins land in the Rural Zone and the building is separated from an existing dwelling house on the adjoining land by at least 10m.</p> <p>AO_{12.2} New buildings, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back from any boundary adjoining non-industrial premises a minimum of 6m.</p> <p>AO_{12.3} Within the setback area provided under AO_{11.2}, both of the following are provided:</p> <ul style="list-style-type: none"> (a) a minimum 1.8m high solid timber, brick or masonry fence; and (b) a densely planted landscape strip, having a minimum width of 3m^[45]. <p>AO_{12.4} Where adjoining non-industrial zoned land, all external areas are landscaped and sealed.</p> <p>AO_{12.5} Where adjoining non-industrial zoned land, buildings or other structures do not result in overshadowing of living room windows or private or communal open space of any residential premises, or of any useable public open space, for more than three (3) hours between 9:00 am and 3:00 pm on 21 June, or for more than 20% than existing.</p>

Performance outcomes	Acceptable outcomes
<p>PO₁₃ Development has a high quality appearance and makes a positive contribution to the character of the area having regard to orientation of buildings to the street and incorporation of way-finding elements.</p>	<p>AO_{13.1} The unarticulated length of external walls along a road frontage does not exceed 15m.</p> <p>AO_{13.2} Where applicable, ancillary office space and sales area of each building is sited on and oriented towards the primary street frontage.</p>  <p>AO_{13.3} Pedestrian entries:</p> <ul style="list-style-type: none"> (a) are visible from the street and visitor car parking areas and are separate to vehicle access points; (b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and (c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc). <p>AO_{13.4} If provided, fencing to road frontages or between site entries and building entries is provided as open mesh fencing in black or galvanised steel.</p> <p>Screening and Fencing</p> 
<p>PO₁₄ Building setbacks facilitate significant landscaping at the front of the site and provide a consistent building setback line with other premises in the streetscape.</p>	<p>AO_{14.1} Buildings have the following minimum front boundary setbacks:</p> <ul style="list-style-type: none"> (a) 6m or half the height of the building (whichever is greater) from a primary street frontage or a secondary street frontage to a regional arterial or sub-arterial road; and (b) 2m from a secondary street frontage that is not a regional arterial or sub-arterial road.

Performance outcomes	Acceptable outcomes
<p>PO₁₅ Landscaping is provided to enhance the appearance of the development and unsightly components are screened.</p>	<p>AO_{15.1} Landscaping is provided^[46] along all road frontages of the site, for a minimum width of:</p> <ul style="list-style-type: none"> (a) 3m along any other regional arterial or sub-arterial roads; or (b) 2m along any other road frontage. <p>AO_{15.2} Outdoor work, storage (including bin storage) and servicing areas are:</p> <ul style="list-style-type: none"> (a) not located adjacent to any road frontage; and (b) screened from public view by either: <ul style="list-style-type: none"> (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall. <p>AO_{15.3} A minimum of 5% of the site is used to provide landscaping.</p>
<p>PO₁₆ At important intersections distinctive buildings are established which act as gateway markers.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₁₇ A variety of building materials, textures and colours, building elements, articulation and landscaping are used to provide visual interest.</p> <p>Examples for PO₁₇</p> <p>Building Form Legibility</p> 	<p>AO_{17.1} The unarticulated length of external walls does not exceed 15m where:</p> <ul style="list-style-type: none"> (a) facing a road frontage; or (b) visible from a residential area or public open spaces. <p>Development achieves articulation through the use of variation in textures, colours, finishes and landscaping.</p> <p>AO_{17.2} Variation of building form and elevation is appropriate to the building's internal function.</p>

⁴¹ Amended on 3 November 2014

⁴² Amended on 19 August 2016

^[43] Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

^[44] Applicants should also have regard to the Works Code, the Integrated Water Management Code and other relevant legislative, industry and licensing requirements.

^[45] Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.

[46] Landscaping is to be provided to a standard specified in the Landscape Code and Planning Scheme Policy No. 9 Landscape Guidelines.