

## Division 10 – Assessment Criteria for the Regional Industry Zone

### 5.23 Regional Industry Zone

The provisions in this division comprise the assessment criteria for the Regional Industry Zone. They are:

- Overall outcomes for the Regional Industry Zone (section 5.24);
- Specific outcomes, acceptable solutions and probable solutions for the Regional Industry Zone (section 5.25).

### 5.24 Overall Outcomes for the Regional Industry Zone

- (a) The overall outcomes for the Regional Industry Zone together with the overall outcomes for all Planning Areas are the purpose of the Planning Area Code.
- (b) The overall outcomes sought for the Regional Industry Zone are the following:
- Regional industry areas cater for industrial uses that are inappropriate to locate close to sensitive receiving environments because of the size and nature of the uses;
  - The zone is divided into two precincts each with a distinct function, with the following activities encouraged for each area:
    - Precinct 1 – This precinct provides for larger scale manufacturing industries and other general industries. Heavy industries with limited impact are encouraged;
    - Precinct 2 - This precinct is considered to be of regional significance for difficult to locate businesses and industries in South East Queensland. Building design, buffers and setbacks respond to minimise impacts on environmental features, residential areas and other sensitive receiving environments;
  - The intrusion of inappropriate uses into the industrial area, including other industrial uses that do not reflect the character of Precinct 2, is avoided;
  - Development minimises adverse impacts on the adjacent non-industrial land uses by the use of appropriate building design, buffers and setbacks.
  - Development maximises visual amenity, in particular where facing major transport corridors such as Boundary Road, Bruce Highway and Old Gympie Road;
  - Commercial uses of a size and scale that provides only for the convenience of the local workers are appropriately located within the zone.

### 5.25 Specific Outcomes and Acceptable/Probable Solutions for the Regional Industry Zone

The specific outcomes sought for the Regional Industry Zone are included in column 1 of table 5.7. Acceptable solutions for self-assessable development and probable solutions for code assessable development are included in column 2 of table 5.7.

**Note:** Where development is proposed on land identified as being within an Emerging Area on mapping in Schedule 4, Council intends to request the provision of an emerging community plan prepared in accordance with the Planning Scheme Policy 20 Emerging Community Plans to satisfactorily demonstrate compliance with the following specific outcomes and probable solutions.

<b>Table 5.7</b>	
<b>Regional Industry Zone (Part 5 Division 10)</b>	
<b>Note:</b> Figure 5.11 on page 229 outlines the precincts within the Regional Industry Zone.	
<b>Column 1</b>	<b>Column 2</b>
<b>Specific outcomes</b>	<b>Acceptable solutions (if self-assessable)</b> <b>Probable solutions (if code assessable)</b>
<b>Consistent Uses</b>	
<b>SO1</b> The following defined uses are consistent uses and are located within the Regional Industry Zone:  Aquaculture Caretaker's Residence Fuel Depot General Industry Landscape Supply Centre where in	<b>S1.1</b> No solution provided.

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<b>Column 1</b> <b>Specific outcomes</b>	<b>Column 2</b> <b>Acceptable solutions (if self-assessable)</b> <b>Probable solutions (if code assessable)</b>
Precinct 1 Landscape Supply Production where in Precinct 1 Local Utility Major Utility Motor Vehicle Repair Station where in Precinct 1 Park Recycling Yard where in Precinct 1 Sales or Hire Yard where in Precinct 1 Service Industry where in Precinct 1 Service Station where in Precinct 1 Special Industry where in Precinct 2 Storage Facility where in Precinct 1 Take Away Food Outlet Telecommunication Facility Transport Depot where in Precinct 1 Warehouse where in Precinct 1	
<b>Inconsistent Uses</b>	
<b>SO2</b> The following defined uses are inconsistent uses and are not located within the Regional Industry Zone:  Accommodation Building Agriculture Animal Husbandry (Intensive) Animal Husbandry (Non-Intensive) Car Parking Facility Car Wash Caravan Park Cemetery Child Care Centre Corrective Institution Dependent Person's Accommodation Display Home Dual Occupancy Dwelling House Educational Establishment Entertainment and Recreation (Indoors) Entertainment and Recreation (Outdoors) Estate Sales Office Extractive Industry Forest Practice Funeral Parlour Home Based Business Hospital Hotel	<b>S2.1</b> No solution provided.

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<b>Column 1</b> <b>Specific outcomes</b>	<b>Column 2</b> <b>Acceptable solutions (if self-assessable)</b> <b>Probable solutions (if code assessable)</b>
Landscape Supply Centre where in Precinct 2 Landscape Supply Production where in Precinct 2 Marina Market Medical Centre Motor Vehicle Repair Station where in Precinct 2 Multiple Dwellings Office Place of Worship Recycling Yard where in Precinct 2 Relocatable Home Park Restaurant Retail Showroom Retirement Village Roadside Stall Rural Service Industry Rural Worker's Dwelling Sales or Hire Yard where in Precinct 2 Service Industry where in Precinct 2 Service Station where in Precinct 2 Shop Special Care Facility Special Industry where in Precinct 1 Storage Facility where in Precinct 2 Surgery Transport Depot where in Precinct 2 Vehicle Sales and Service Veterinary Establishment Warehouse where in Precinct 2 Winery	
<b>Building Design</b>	
<b>S03</b> Building design positively contributes to the visual amenity of the surrounding landscape, in particular that of adjoining streets.	<b>S3.1</b> Building bulk is reduced through: <ul style="list-style-type: none"> <li>(a) Significant recesses and projections in the horizontal and vertical planes; and</li> <li>(b) Elements of a finer scale than the main structural framing of the building.</li> </ul> <b>S3.2</b> Building utilities are designed as architectural features of the building. <b>S3.3</b> Non industrial components of the building such as offices and retail areas are designed as high quality architectural features and incorporate entry area elements such as forecourts, patios, verandas, weather protection devices (awnings, pergolas and the like) and architectural treatment of roof lines and fascias.

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	<p><b>S3.4</b> Exterior elements of the building are rendered or painted in a range of compatible colours.</p> <p><b>S3.5</b> Buildings are constructed from brick, glass and selected masonry construction including concrete tilt panel, but not unrendered concrete block.</p>
<b>Building Height</b>	
<p><b>SO4</b> Building heights do not detract from the surrounding landscape.</p>	<p><b>S4.1</b> Building height above ground level does not exceed 12.0 metres and three storeys.</p>
<b>Commercial Uses</b>	
<p><b>SO5</b> Limited, small scale commercial uses that provide goods and services to local businesses and workers are established at accessible locations where the use clearly satisfies a demonstrated need.</p>	<p><b>S5.1</b> The commercial use is located central to the industrial area that it serves.</p> <p><b>S5.2</b> The commercial use has a gross floor area of no greater than 250m<sup>2</sup>.</p> <p><b>S5.3</b> The commercial use is located on a collector or other higher order road.</p>
<b>Environmental Impacts</b>	
<p><b>SO6</b> The use does not cause environmental harm or nuisance through unacceptable emissions of odour, dust, light, vibration, air pollutants including greenhouse gases or other potential environmental contaminants.</p> <p><b>Note:</b> Development must also comply with the provisions of the Environmental Protection Act 1994.</p>	<p><b>S6.1</b> Areas of the site not occupied by buildings and structures are paved or landscaped or left in a natural vegetated state to prevent the generation of dust.</p> <p><b>Note:</b> A stormwater quality assessment undertaken in accordance with Planning Scheme Policy 19 Stormwater may be required where Council is of the reasonable opinion that the use has the potential to adversely impact upon the quality of water in downstream receiving environments.</p>
<b>Inclusive Design</b>	
<p><b>SO7</b> Uses cater for, or can readily be adapted to cater for, persons with disabilities.</p>	<p><b>S7.1</b> Entrances to sites from roads and footpaths incorporate suitably graded ramps, handrails, tactile paving and other design features to enable unassisted entrance for persons with disabilities.</p>
<b>Landscaped Open Space</b>	
<p><b>SO8</b> Landscaped open space reduces the impact of the built form within the landscape and cater for the recreation needs of employees.</p>	<p><b>S8.1</b> A landscaped open space strip clear of all buildings, structures and hardcover and excluding those areas required from site access purposes, having a minimum width of 2.0 metres is provided adjacent to all road alignments.</p> <p><b>S8.2</b> A densely vegetated buffer clear of all buildings, structures and hardcover having a minimum dimension of 10.0 metres is provided adjacent to the Bruce Highway road reserve.</p> <p><b>S8.3</b> An outdoor recreation area having an area of at least 25m<sup>2</sup> or of sufficient area and dimensions to cater for the anticipated number of employees that incorporates shade areas, seating, tables and rubbish bins is provided on site in an area that is screened from noise, odour, dust or vibration generating activities.</p>

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<b>Office Uses</b>	
<b>SO9</b> Limited, small scale office uses establish where the office has a direct nexus with an industrial use on the same site.	<b>S9.1</b> The gross floor area of the office use does not exceed more than 10% of the total gross floor area of the tenancy.
<b>On Site Retail Uses</b>	
<b>SO10</b> Limited, small scale retails uses are established where the retail use has a direct nexus with an industrial use on the same site.	<b>S10.1</b> Retail uses on the same site as an industrial use sell goods that are the product of the industrial use on the site or are directly related to the use.  <b>S10.2</b> The gross floor area of the retail use does not exceed 25m <sup>2</sup> .
<b>Personal and Property Safety</b>	
<b>SO11</b> Buildings and spaces are designed in accordance with the following core principles of Crime Prevention Through Environment Design (CPTED): <ul style="list-style-type: none"> <li>(a) Facilitation of casual surveillance;</li> <li>(b) Minimisation of concealed areas;</li> <li>(c) Illumination of public areas, in particular paths of movement; and</li> <li>(d) Creation of legible space and buildings.</li> </ul>	<b>S11.1</b> Buildings front onto public areas and contain windows and/or doors that facilitate casual surveillance. <b>S11.2</b> Clear sightlines are created between public and high use private areas. <b>S11.3</b> Lighting is provided in all areas, including paths, accessible to the public. <b>S11.4</b> Entries to buildings are: <ul style="list-style-type: none"> <li>(a) clearly identifiable from the street;</li> <li>(b) distinguished from the balance of the building facade;</li> <li>(c) well lit;</li> <li>(d) appropriately signposted; and</li> <li>(e) free from areas providing concealment.</li> </ul> <b>S11.5</b> Parking and loading areas are: <ul style="list-style-type: none"> <li>(a) well lit;</li> <li>(b) overlooked by windows;</li> <li>(c) located to maximise sightlines; and</li> <li>(d) capable of being locked after hours.</li> </ul> <b>S11.6</b> Street numbers and any building names are predominantly displayed. <b>S11.7</b> Non transparent fences and solid walls above 1.2 metres in height are not located adjacent to pedestrian walkways or street frontages.
<b>Screening and Fences</b>	
<b>SO12</b> Screening and fences: <ul style="list-style-type: none"> <li>(a) are constructed from materials compatible with the buildings and</li> </ul>	<b>S12.1</b> Fencing abutting public areas has a height of no greater than 1.2 metres.  <b>S12.2</b> For every 5.0 metres of fence length that abuts a road alignment, a recess

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site facilities; (b) assist in highlighting entrances and provide visual interest to the streetscape; and (c) enabling outlook from buildings to the street for safety and surveillance purposes.	capable of containing suitable plantings is provided. <b>S12.3</b> Fencing or walls located along road frontages is located behind landscaping. <b>S12.4</b> At least 50% of any parts of fencing higher than 1.2 metres are transparent. <b>S12.5</b> A non transparent fence 1.8 metres in height is provided along any site boundary that adjoins a Residential or Rural Residential Zone.
<b>Site Area and Dimensions</b>	
<b>SO13</b> The site has sufficient area and dimensions to accommodate required buildings and structures, vehicular access, manoeuvring and parking and landscaped open space.	<b>S13.1</b> No solution provided.
<b>Site Configuration</b>	
<b>SO14</b> Buildings and spaces are configured on site in a manner that optimises the efficient use of land, interaction between the public and private domains and positively contributes to streetscape and landscape character.	<b>S14.1</b> Buildings are setback 6.0 metres from the primary road alignment and 3.0 metres from a secondary road alignment. <b>S14.2</b> Buildings are setback 30.0 metres from the Bruce Highway road alignment. <b>S14.3</b> Outdoor storage and utility areas are located behind buildings or screened through the use of enclosures, fencing and the like. <b>S14.4</b> Buildings are setback 30.0 metres from boundaries with land contained in an Urban Residential or Rural Residential Zone.
<b>Waste Management</b>	
<b>SO15</b> Refuse collection and recycling bins and storage facilities are: (a) provided for site users; and (b) integrated with the surrounding development and do not impact upon the residential amenity of the site.  <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <b>Note:</b> Recycling bins are not compulsory for industrial and commercial premises           </div> <div style="border: 1px solid black; padding: 5px;"> <b>Note:</b> The design of the site is to take into account the requirements of Council's policy Supply of Refuse and Recycling Services for Residential and Commercial Service.           </div>	<b>S15.1</b> No solution provided.

Figure 5.11: Regional Industry Zone Precincts

