

### 6.2.110 Medium impact industry zone code



**Photograph 6.2.110-1**  
Example of Medium impact industry zone located in Ormeau. Photograph by Remco Jansen.

#### 6.2.110.1 Application

This code applies to assessing all development in the Medium impact industry zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Future medium impact industry precinct**, additional outcomes will apply to assessment.

**Note:** To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

#### 6.2.110.2 Purpose

(1) The purpose of the Medium impact industry 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 purpose of the code will be achieved through the following overall outcomes:

(a) Land uses –

- (i) include a wide range of industrial activities which are appropriately located away from sensitive land uses, such as medium impact industry, marine industry, low impact industry, warehouses, research and technology and bulk landscape supplies;
- (ii) which are industry based and have the potential for significant amenity impacts may be considered, these include aquaculture and renewable energy facilities;
- (iii) include a limited range of complementary uses that support the immediate industrial area such as service stations, food and drink outlets and hardware and trade supplies;

- (iv) that may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include showrooms and indoor recreation (where directly fronting Brisbane Road, Labrador or Reedy Creek Road, Burleigh), car washes, veterinary services, shops, crematoriums, medium to large scale places of worship, intensive horticulture, wholesale nurseries, animal keeping, intensive animal industries, manufacturer's shop, rural industries, parking stations and transport depots;
  - (v) include brothels;
  - (vi) that are incompatible and have the potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and
  - (vii) do not include special industry.
- (b) **Amenity** –  
Development achieves a level of amenity reasonably expected in a medium impact industry environment, having regard to:
- (i) the qualities of the locality;
  - (ii) built form, scale and visual amenity;
  - (iii) noise, privacy, safety, glare, odour, light and vibration;
  - (iv) contaminated substances, hazardous chemicals and emissions; and
  - (v) traffic, parking, servicing and hours of operation.
- (c) Character consists of –
- (i) land appropriately separated from sensitive land uses, occupied by functional industrial buildings;
  - (ii) legible and attractive streetscapes with wide streets that provide easy site access; and
  - (iii) extensive landscaping where adjoining non-industrial uses and transport corridors.
- (ed) Built form –
- (i) allows for a flexible range of large scale industrial activities; and
  - (ii) has a building height and structure height that does not exceed that indicated on the Building height overlay map.
- Note:** The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.
- (ee) Lot design –
- (i) allows for the efficient operation of medium impact industrial activities.
- (ef) Variations in the zone are –
- (i) **Future medium impact industry precinct.**

**Comment [MU3 - CP1]: Theme: Built form and urban design – the importance of a well-designed city;**  
Item 9 – Built form improvements

**Comment [MU2 - CP2]: Theme: Height and density - creating a sustainable city shape;**  
Item 1&2 – Building height overlay map and new building height categories

**Comment [MU2 - CP3]: Theme: Height and density - creating a sustainable city shape;**  
Item 1&2 – Building height overlay map and new building height categories

#### **Future medium impact industry precinct**

- (3) The purpose of the **Future medium impact industry precinct** will be achieved through the following additional overall outcomes:
- (a) To identify and protect land reserves for Medium impact industry that currently lacks the adequate infrastructure.
  - (b) Industrial development is staged and designed to provide for appropriate infrastructure to meet Council's desired standard of service for industrial uses.
  - (c) Development out-of sequence with water/sewer infrastructure secures agreements from downstream land holders and bares the full cost of providing the necessary infrastructure to Council's standards; and
  - (d) Interim land uses and subdivisions do not compromise the capacity of the precinct to develop intensively for medium impact industry activities.
  - (e) Land uses do not place unreasonable impacts on the amenity of nearby sensitive land uses by locating:

- (i) low impacting industrial uses at least 50m from a zone for sensitive land uses or a dwelling house in the rural zone; and
- (ii) medium impact industrial uses at least 250m from a zone for sensitive land uses or a dwelling house in the rural zone.

**6.2.110.3 Specific benchmarks for assessment**

**Part A** applies to accepted development subject to requirements.

**Part B** applies to assessable development.

**PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS**

**Table 6.2.110-1: Medium impact industry zone code – for accepted development subject to requirements**

Required outcomes	
<b>Height</b>	<p><b>RO1</b></p> <p>Building height and structure height does not exceed that shown on the <b>Building height overlay map</b>. <del>Building height does not exceed 15m.</del></p> <p><b>AND</b></p> <p><del>Structures do not exceed a height of 15m.</del></p>

**Comment [MU2 - CP4]:** Theme: Height and density - creating a sustainable city shape;  
Item 1&2 – Building height overlay map and new building height categories

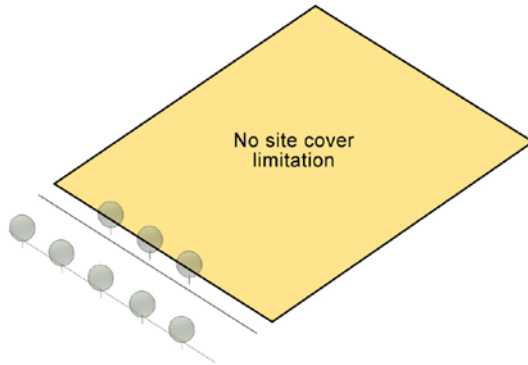
**Advisory note**

Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

**PART B – ASSESSABLE DEVELOPMENT BENCHMARKS**

**Table 6.2.110-2: Medium impact industry zone code – for assessable development**

Performance outcomes	Acceptable outcomes
<b>Site cover</b>	



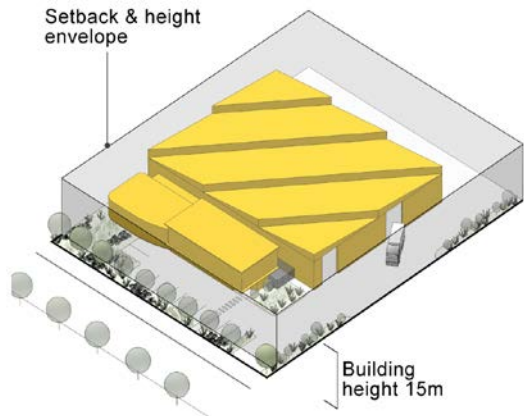
**Figure 6.2.110-1**  
Illustration showing Medium impact industry zone site cover outcomes

<b>PO1</b>	<b>AO1</b>
<p>Building height and structure height does not exceed that shown on the <b>Building height overlay map</b>. <del>Development is of a height that:</del></p> <p><del>(a) is consistent with the surrounding industrial built form; and</del></p> <p><del>(b) allows for the effective operation of the use.</del></p>	<p>No acceptable outcome provided. <del>Building height does not exceed 15m.</del></p> <p><b>AND</b></p> <p><del>Structures do not exceed a height of 15m.</del></p>

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**Comment [MU2 - CP5]:** Theme: Height and density - creating a sustainable city shape;  
Item 1&2 – Building height overlay map and new building height categories

Performance outcomes	Acceptable outcomes
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**Figure 6.2.110-2**  
Illustration showing Medium impact industry zone setbacks and height outcomes.

**Amenity**

<p><b>PO2</b> Development achieves a level of amenity reasonably expected in a medium impact industry environment, having regards to:</p> <ul style="list-style-type: none"> <li>(a) the qualities of the locality;</li> <li>(b) built form, scale and visual amenity;</li> <li>(c) noise, privacy, safety, glare, odour, light and vibration;</li> <li>(d) contaminated substance, hazardous chemical and emissions; and</li> <li>(e) traffic, parking, servicing and hours of operation.</li> </ul>	<p><b>AO2</b> No acceptable outcome provided.</p>
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**Comment [MU3 - CP6]:** Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements

**Lot design (for subdivision only)**

<p><b>PO23</b> Lots are of a size that support medium impact industrial activity and configured to operate efficiently and effectively.</p>	<p><b>AO23.1</b> Minimum lot size is 2,000m<sup>2</sup> or that shown on the Minimum lot size overlay map, whichever is greater, exclusive of any access strip or access easement for rear lots. OR When access is proposed from an industrial collector road the minimum lot size is 4,000m<sup>2</sup> or that shown on the <b>Minimum lot size overlay map</b>, whichever is greater.</p>
<p><b>PO34</b> <b>Future medium impact industry precinct</b> Lots are of a size that do not compromise the capacity of the precinct to develop intensively for medium impact industry activities.</p>	<p><b>AO23.2</b> Minimum road frontage and average lot width is 25m. OR For rear lots the average lot width is 25m.</p>

<p><b>PO34</b> <b>Future medium impact industry precinct</b> Lots are of a size that do not compromise the capacity of the precinct to develop intensively for medium impact industry activities.</p>	<p><b>AO43</b> <b>Future medium impact industry precinct</b> Minimum lot size is 20ha.</p>
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**Out of sequence development**

Performance outcomes	Acceptable outcomes
<p><b>PO54</b> <b>Future medium impact industry precinct</b> Where development does not have an immediate connection to adequate infrastructure, the proposal must demonstrate that:</p> <ul style="list-style-type: none"> <li>(a) the development is staged and designed to provide for appropriate infrastructure to meet Council's standard of service;</li> <li>(b) downstream property owner agreements are secured for the provision of the necessary infrastructure through their land;</li> <li>(c) interim land uses do not compromise the capacity of the precinct to develop intensively for medium impact industry activities; and</li> <li>(d) the necessary infrastructure is provided to Council's standards, at no cost to Council.</li> </ul>	<p><b>AO54</b> <b>Future medium impact industry precinct</b> No acceptable outcome provided.</p>

Draft for Public Consultation