

6.2.124 High impact industry zone code



Photograph 6.2.124-1
Example of a High impact industry zone located at Yatala. Photograph by Carlton & United Breweries.

6.2.124.1 Application

This code applies to assessing all development in the High 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 high 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.

6.2.124.2 Purpose

- (1) The purpose of the High impact industry zone is to provide for high 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 high 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 high impact industry, medium impact industry, marine industry, low impact industry, warehouses, research and technology and bulk garden 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 crematoriums, intensive horticulture, wholesale nurseries, animal keeping, intensive animal industries, 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) include special industry uses in very limited circumstances.

(b) **Amenity –**

Development achieves a level of amenity reasonably expected in a high 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 with the largest separation 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) ~~is of a height that is consistent with the surrounding industrial development and~~ 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.

(de) Lot design –

- (i) allows for the efficient operation of high impact industrial activities.

(ef) Variations in the zone are –

- (i) **Future high impact industry precinct.**

Future high impact industry precinct

(3) The purpose of the **Future high impact industry precinct** will be achieved through the following additional overall outcomes:

- (a) To identify and protect land reserves for High 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.
- (d) Interim land uses and subdivisions do not compromise the capacity of the precinct to develop intensively for high impact industry activities.
- (e) Interim land uses and subdivisions do not compromise the intention for buffering or transition areas close to sensitive uses or values in the surrounding area.

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

Comment [CB2]: 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

6.2.124.3 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 6.2.124-1: High impact industry zone code – for accepted development subject to requirements

Required outcomes	
Height	<p>RO1</p> <p>Building height and structure height does not exceed that shown on the Building height overlay map. Building height does not exceed 15m.</p> <p>AND</p> <p>Structures do not exceed a height of 15m.</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 6.2.124-2: High impact industry zone code – for assessable development

Performance outcomes	Acceptable outcomes
Site cover	

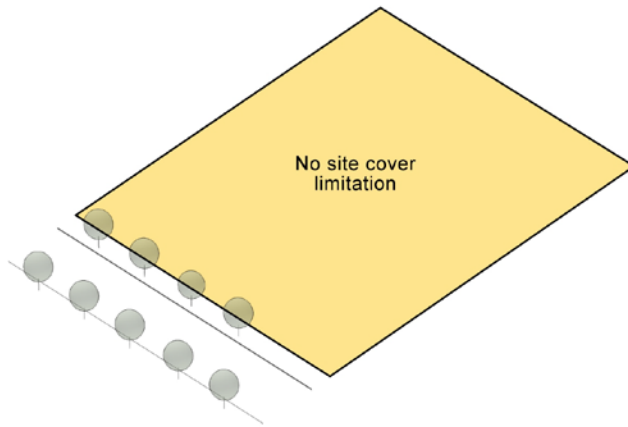


Figure 6.2.124-1
Illustration showing High impact industry zone site cover outcomes

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

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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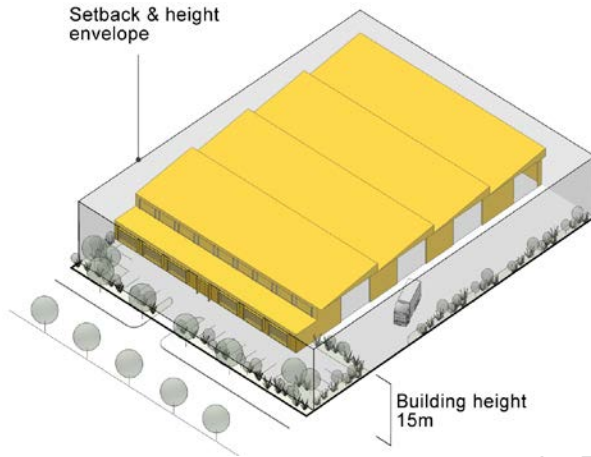


Figure 6.2.124-2
Illustration showing High impact industry zone setbacks and height outcomes

Amenity

PO2

Development achieves a level of amenity reasonably expected in a high impact industry environment, having regard to:

- (a) the qualities of the locality;
- (b) built form, scale and visual amenity;
- (c) noise, privacy, safety, glare, odour, light and vibration;
- (d) contaminated substances, hazardous chemicals and emissions; and
- (a)(e) traffic, parking, servicing and hours of operation.

AO2

No acceptable outcome provided.

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)

PO32

Lots are of a size that support high impact industrial activity and configured to operate efficiently and effectively.

AO32.1

Minimum lot size is 4,000m² 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 6,000m² or that shown on the **Minimum lot size overlay map**, whichever is greater.

AO32.2

Minimum road frontage and average lot width is 25m.

OR

For rear lots the average lot width is 25m.

PO43

Future high impact industry precinct

Lots are of a size that do not compromise the capacity of the precinct to develop intensively for high impact industry activities.

AO43

Future high impact industry precinct

Minimum lot size is 20ha.

Out of sequence development

PO54

Future high impact industry precinct

AO54

Future high impact industry precinct

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

Draft for Public Consultation