### High impact industry zone code

#### Application

This code applies to development:-

1. within the High impact industry zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
2. identified as requiring assessment against the High impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the High impact industry zone is to provide for:-
2. high impact industry; and

1. other uses and activities that:-
2. support industry activities; and
3. do not compromise the future use of premises for industry activities.
4. The purpose of the High impact industry zone code will be achieved through the following overall outcomes:-
   1. uses in the zone are predominantly for higher intensity industry activities;
   2. other industry activities, compatible with higher intensity industry activities, may also be established in the zone;
   3. a limited range of non-industrial uses may be established in zone where:-
      1. ancillary to and directly supporting the ongoing industrial use of the zone; and/or
      2. allied and compatible with industry activities;
   4. development in the zone is protected from intrusion by incompatible land uses and land fragmentation;
   5. development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
   6. development has a predominantly medium-rise built form that is sympathetic to the existing and intended scale and character of the streetscape and surrounding area and provides for a modern, safe and functional industrial environment;
   7. industry areas are well designed, and make efficient use of available industrial land;
   8. development provides for efficient and effective transport networks that maximise accessibility within and to the zone; and
   9. development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

#### Specific benchmarks for assessment

**Table 6.2.10.3.1 Benchmarks for assessable development**

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Land use composition*** | | |
| **PO1**  Uses in the zone are predominantly for higher intensity industry activities, recognising that some of these activities may have the potential to generate significant off-site impacts.  Note—such activities include marine industry, medium impact industry and high impact industry. | **AO1**  No acceptable outcome provided. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| **PO2**  Other industry activities may also be established in the zone where compatible with higher intensity industry activities.  Note—such activities include low impact industry, research and technology industry, transport depot and warehouse. | **AO2**  No acceptable outcome provided. | Click and provide your representations. |
| **PO3**  Non-industrial uses may be established where ancillary to and directly supporting the ongoing industrial use of the zone.  Note—such non-industrial uses include caretaker’s accommodation and food and drink outlets (e.g. take-away stores and snack bars). | **AO3**  No acceptable outcome provided. | Click and provide your representations. |
| **PO4**  Other non-industrial uses which are allied or compatible with industry activities may also be established in the zone, provided that such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industry activities.  Note—such non-industrial uses include a service station. | **AO4**  No acceptable outcome provided. | Click and provide your representations. |
| **PO5**  Existing and planned industrial uses in the zone are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes. | **AO5**  No acceptable outcome provided. | Click and provide your representations. |
| ***Building height, built form and urban design*** | | |
| **PO6**  Development has a maximum building height of 20m. | **AO6**  No acceptable outcome provided. | Click and provide your representations. |
| **PO7**  Industrial activities contribute positively to the image of the Bundaberg Region through a high quality of built form and landscaping, particularly where visible from the street or other public places, in keeping with the expectations of a modern, safe, and functional industrial environment. | **AO7**  No acceptable outcome provided. | Click and provide your representations. |
| ***Effects of development*** | | |
| **PO8**  Development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive land uses. | **AO8**  No acceptable outcome provided. | Click and provide your representations. |
| ***Transport networks*** | | |
| **PO9**  Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network. | **AO9**  No acceptable outcome provided. | Click and provide your representations. |
| ***Infrastructure and services*** | | |
| **PO10**  Development is provided with urban services to support industry and employment activities, including parks, reticulated water, sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure. | **AO10**  No acceptable outcome provided. | Click and provide your representations. |
| **PO11**  Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure. | **AO11**  No acceptable outcome provided. | Click and provide your representations. |