

6.2.11 High impact industry zone code

6.2.11.1 Application

- (1) This code applies to assessable development:-
 - (a) within the High impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the High impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.11.2 Purpose and overall outcomes

- (1) The purpose of the High impact industry zone code is to provide for predominantly *medium impact industry* and *high impact industry* activities and limited non-industrial activities that are *ancillary* to industrial activities and do not compromise the operation of industrial activities or the integrity of the High impact industry zone.
- (2) The purpose of the High impact industry zone code will be achieved through the following overall outcomes:-
 - (a) development provides predominantly for high intensity industrial activities that have the potential to generate significant off-site impacts, including *medium impact industry* and *high impact industry* uses;
 - (b) non-industrial activities, including *caretakers accommodation, food and drink outlets* and *service stations* may also be established in the zone where they directly support the ongoing industrial use of the zone;
 - (c) existing and planned industrial activities are protected from the intrusion of incompatible activities that may compromise or conflict with the primary use of the premises for industry purposes;
 - (d) development provides for a range of lot sizes, including an appropriate proportion of larger lots to cater for larger format and land consumptive industry uses;
 - (e) industrial activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
 - (f) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
 - (g) development ensures that uses and works for industrial activities are located, designed and managed to maintain public health and safety and minimise adverse impacts on the natural environment, non-industrial land and sensitive uses;
 - (h) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
 - (i) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
 - (j) industrial activities have *access* to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
 - (k) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths,

reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;

- (l) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (m) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (n) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.11.2.1 (Consistent uses and potentially consistent uses in the High impact industry zone)** to occur in the High impact industry zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.11.2.1** to occur in the High impact industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.11.2.1** is an inconsistent use and is not intended to occur in the High impact industry zone.

Table 6.2.11.2.1 Consistent uses and potentially consistent uses in the High impact industry zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
<i>Caretaker's accommodation</i>	None
Business activities	
(a) <i>Food and drink outlet (where having a gross leasable floor area not exceeding 100m²)</i> (b) <i>Service station</i>	<i>Sales office</i>
Industrial activities	
(a) <i>High impact industry</i> (b) <i>Medium impact industry</i> (c) <i>Transport depot</i>	<i>Research and technology industry</i>
Community activities	
(a) <i>Crematorium</i> (b) <i>Emergency services</i>	None
Sport and recreation activities	
<i>Park</i>	None
Other activities	
(a) <i>Substation</i> (b) <i>Telecommunications facility</i> (c) <i>Utility installation</i>	None