5.6 Industry Zone

5.6.1 Categories of Assessment – Material Change of Use

The following table identifies the categories of assessment for development in the Industry Zone for making a material change of use.

Table 5.6.1 Industry Zone

Accepted development	
Emergency services	
Substation If not: ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404;	
Telecommunications facility	
Utility installation If not a waste management service or sewage treatment	
Warehouse If not located in Theodore and in an existing commercial building or involving only minor building work	
Accepted development subject to requirements	
Use	**Requirements**
Except if in Theodore	
Aquaculture If using above ground tanks in a roofed facility with a floor area not exceeding 100m^2	Code for self-assessable development – Low impact aquaculture (Code Number: AQUA01) Editor's note—This Code is provided by the Department of Agriculture and Fisheries.
Food and drink outlet If ▪ in an existing building or involving only minor building work; and ▪ without a drive-through facility	Industry Zone Code – Table 5.6.2
Low impact industry	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Major electricity infrastructure	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Medium impact industry If in an existing commercial building or involving only minor building work	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Rural industry If in an existing commercial building or involving only minor building work	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Service industry	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Substation If not accepted development	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Transport depot If in an existing commercial building or involving only minor building work	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Warehouse If involving building works	Industry Zone Code – Table 5.6.2 Development Design Code – Table 6.3.1
Assessable development	
Use	**Requirements**
Code assessment	

Table 5.6.1 Industry Zone	
Agriculture supplies store	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Bulk landscape supplies	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Caretaker's accommodation	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Car wash	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Food and drink outlet If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Hardware and trade supplies	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Indoor sport and recreation If in an existing commercial building or involving only minor building work	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Low impact industry If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Medium impact industry If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Outdoor sales	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Rural industry If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Service industry If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Service station	Industry Zone Code – Table 5.6.3 Service Station Code – Table 6.2.3 Development Design Code – Table 6.3.2
Transport depot If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Utility installation If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Warehouse If not accepted development	Industry Zone Code – Table 5.6.3 Development Design Code – Table 6.3.2
Impact assessment	
Any defined use not listed in this table. Any undefined use.	The Planning Scheme

Editor's note – The above categories of assessment apply unless otherwise prescribed in the Act or the regulation.

5.6.2 Industry Zone Code

5.6.2.1 Application

(1) This code applies to development where the code is identified as applicable in the Categories of Assessment Table. When using this code, reference should be made to Section 1.5.2 and, where applicable, Section 1.6.1.

5.6.2.2 Purpose

(1) The purpose of the Industry Zone is to provide for:
  (a) a variety of industry activities; and
  (b) other uses and activities that:
    (i) support industry activities; and
    (ii) do not compromise the future use of premises for industry activities;

(2) The purpose of the Code will be achieved through the following overall outcomes:

(a) industrial development is located, designed and managed to maintain safety to people, avoids adverse impacts on the natural environment and minimises impacts on adjacent non-industrial land;
(b) greenfield development:
    (i) incorporates a variety of lot sizes, facilitates economic clusters and accommodates a range of industrial uses requiring large land areas and access to transport infrastructure;
    (ii) integrates with surrounding industrial areas in terms of form, intensity of use, connections to infrastructure and transport networks;
    (iii) meets the physical and social needs of workers and visitors;
(c) development is located with due regard to servicing and infrastructure demands and maximising efficient use of transport, water, sewerage, electricity, gas and telecommunications infrastructure, other associated industries and work force;
(d) industrial activities generate traffic movements appropriate to the capacity of the road network they access, do not compromise the safe operation of the State-controlled road network and limit the impacts of heavy vehicle traffic movements through the General Residential Zone or Rural Residential Zone;
(e) the scale, presentation, character and built form of development contributes to a high standard of amenity along major transport routes and where adjacent to land in other zones;
(f) non-industrial uses, such as offices, shops and trade related business activities are ancillary to and directly support industrial uses;
(g) higher order commercial and retail uses conflict with the purpose of this zone and locate in the appropriate zone;
(h) the viability of existing and future industrial activities is protected from the intrusion of incompatible uses;
(i) development maintains the prevailing streetscape character;
(j) and where affected by an overlay for:
    (i) biodiversity
        (A) development retains the biodiversity and ecological connectivity functions of natural features such as waterways, wetlands and bushland;
        (B) areas of significant ecological and environmental value are protected from the intrusive impacts of adjacent development;
        (C) development includes effectual biosecurity management practices;
    (ii) bushfire or flood risk:
        (A) the use and works support and do not unduly burden disaster management response or recovery activities, providing for access for evacuation resources and efficient evacuation of sites during emergency events;
        (B) development minimises the exposure of people or property to unacceptable risk from exposure to natural hazards and environmental constraints affecting the land through consideration of location, siting, design, construction and operation;
        (C) development that intensifies occupancy of a site in Theodore responds to the elevated flood risk hazard by ensuring that emergency management plans allow appropriate responses to emergency measures having consideration to the numbers and capabilities of existing and future users of the development;
        (D) works do not contribute to an increase in the severity of natural hazard events and are designed, located and operated to minimise risk to people and damage to property, disruption to development function and re-establishment time following an event;
        (E) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
        (F) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
    (iii) infrastructure:
        (A) the viability of essential community infrastructure is protected by requiring on-site buffering and separation of new development on adjoining sites that could limit the on-going operation of existing infrastructure;

(B) an appropriate level of amenity is maintained for development in the vicinity of identified infrastructure;
(C) the interaction between transport infrastructure and sensitive land uses is managed to maintain the efficiency of the transport network and to protect community health and amenity;

(iv) water resources:
(A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;
(B) development does not adversely impact on the recharge capacity of the groundwater management areas;

5.6.2.3 Requirements for accepted development or assessment benchmarks

Table 5.6.2 For accepted development

Acceptable Outcomes
Building reuse
AO1.1 There is no change to existing access arrangements, or reduction of existing on-site car parking spaces, vehicle manoeuvring capacity and service vehicle provision.
Built form
AO2.1 Maximum building height is 12m above ground level. and **AO2.2** Total use area is no more than 75% of the site, excluding car parking areas. and **AO2.3** Buildings are setback from all road frontages by a minimum distance of 6m. and **AO2.4** Buildings, loading/unloading areas and refuse storage are setback from common boundaries with land in the General Residential Zone by a minimum distance of: (a) 6m to rear boundaries; and (b) 3m or half the building height, whichever is the greater, from side boundaries
Site layout and design
AO3.1 The main entry to the building is visible and directly accessible from the street. and **AO3.2** Direct pedestrian access from the footpath to the front entrance of the building is provided and separated from vehicle access and parking areas. and **AO3.3** Any ancillary office or sales area is located at the front of the building and designed with 25% of un-obscured glazing in facades facing public areas. and **AO3.4** Fences along the frontage of the site have a maximum height of 1.2m or are 75% transparent.
Amenity
AO4.1 Where sharing a common boundary with land in the General Residential Zone or a sensitive land use: (a) a landscaped strip with a minimum width of 1.5m is provided along each common boundary; and (b) a 1.8m high solid acoustic screen fence is constructed along the full length of each common boundary; and (c) windows located above ground level and overlooking the common boundary: (i) are fitted with fixed external privacy screens; or (ii) incorporate non-transparent glazing; or (iii) have minimum sill heights of 1.5m; and **AO4.2** The vertical illumination resulting from direct or indirect light from the premises is 8lux or less when measured at ground level at any point 1.5m outside the site. and **AO4.3** Development achieves the applicable requirements of: (a) the *Environmental Protection (Air) Policy 2019*; and (b) the *Environmental Protection (Noise) Policy 2019*; and

Table 5.6.2 For accepted development
Acceptable Outcomes
AO4.4 All mechanical plant and equipment fitted to service the development incorporate acoustic attenuation and are fully screened from view at the property boundary. and **AO4.5** Where within 150m of land in the General Residential Zone or a sensitive land use: (a) outdoor operations only occur between 7:00am and 7:00pm Monday to Saturday; and (b) between 7:00pm and 7:00am and at any time on Sundays or public holidays, indoor activities are limited to office and administrative tasks; and (c) loading and unloading of service vehicles only occurs between 7:00am and 6:00pm, Monday to Friday or 7:00am and 12:00pm on Saturday;
Servicing
AO5.1 Stormwater is discharged to a lawful point of discharge that integrates with established drainage infrastructure. and **AO5.2** Refuse storage areas are located behind the front building line.
For development affected by one or more overlays
Biodiversity
AO6.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204. or **AO6.2** For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area. or **AO6.3** Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists. or **AO6.4** Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented. and **AO6.5** Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of: (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas. and **AO6.6** Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation. and **AO6.7** A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.
Bushfire Risk
AO7.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area; or **AO7.2** A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304; or **AO7.3** Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating: (a) lot design and the siting of buildings and uses such that:

Table 5.6.2 For accepted development
Acceptable Outcomes
(i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; (b) firebreaks that provide adequate: (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles; (c) provision for water supply dedicated to fire-fighting purposes; (d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance; (e) landscaping species that are less likely to exacerbate a bushfire event; and **AO7.4** No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area. and **AO7.5** New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are: (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m^2 to be identified that: (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m; and **AO7.6** Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must: (a) have 25,000 litres dedicated for fire-fighting purposes; (b) have a minimum pressure and flow of 10 litres a second at 200 kPa; (c) be of concrete construction; (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve; and **AO7.7** The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures. and **AO7.8** A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet. and **AO7.9** Development includes road access for fire-fighting appliances that has: (a) a minimum cleared width of 6m and a minimum formed width of 4m; (b) a minimum of 4.8m vertical clearance; (c) a cross-fall of no greater than 10 degrees; (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance; (e) provides areas for vehicles to pass or turn at intervals of not more than 200m; and **AO7.10** Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.
Flood Risk
AO8.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404. or **AO8.2** Development is sited above the defined flood level, or the highest known flood event, in accordance with the requirements of Council's adopted Floodplain Resolution. or

Table 5.6.2 For accepted development
Acceptable Outcomes
AO8.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by: (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; and **AO8.4** In Theodore, development other than for a dwelling house is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy. and **AO8.5** Buildings in an area with a Flood Hazard Vulnerability Class of H5 or H6 as identified on Overlay Map OM-0402 are constructed in accordance with a structural engineer's recommendations that have considered the potential impacts from flood waters and debris on structural integrity. and **AO8.6** Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions. and **AO8.7** Works associated with the proposed development do not: (a) involve a net increase in filling greater than $50m^3$; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times; and **AO8.8** There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of a defined flood event, or the highest known flood event. and **AO8.9** Works in urban areas do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a net increase in filling; and **AO8.10** Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.
Infrastructure
Water treatment, wastewater treatment and waste disposal facilities **AO9.1** Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05. and **Roads and railway** **AO9.2** Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM-07A05 incorporates a landscaped buffer along the frontage of the site: (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; and **AO9.3** Sensitive land uses are: (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; (c) constructed of materials that achieve the weighted sound reduction value; Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.

Table 5.6.2 For accepted development
Acceptable Outcomes
and **Electricity** **For sites 5 hectares or larger** **AO9.4** Sensitive land uses maintain the following separation distances from the following electricity infrastructure: (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations; and **AO9.5** A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.
Water Resources
AO10.1 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network. or **AO10.2** Development does not involve the establishment or expansion of an on-site wastewater treatment facility. and **AO10.3** Development does not involve: (a) any increase in ground level impervious area; and (b) there is no discharge of potential water contaminants;

Table 5.6.3 For assessable development
Performance Outcomes
General
Built form
PO1 The density, built form and appearance of development creates a well-ordered, industrial character for the area.
Site layout and design
PO2 The site layout and design creates a safe and secure environment.
Amenity
Where sharing a common boundary with land in the General Residential Zone **PO3** Landscaping and fencing along the full length of each common boundary protects the privacy and amenity of adjoining residences. **Where within 150m of land in the General Residential Zone** **PO4** Outdoor activities associated with the use maintain the early morning and late evening amenity of the surrounding area. and **PO5** Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary. and **PO6** Light spill from the premises does not create a nuisance outside the site. and **PO7** The air quality objectives of the *Environmental Protection (Air) Policy 2019* are maintained for the ongoing operation of the use. and **PO8** The acoustic objectives of the *Environmental Protection (Noise) Policy 2019* are maintained for the ongoing operation of the use. and **PO9** Development is separated from sensitive land uses by: (a) 250m – medium impact industry; (b) 500m – high impact industry;

Table 5.6.3 For assessable development
Performance Outcomes
and **PO10** Landscaping contributes to the established streetscape, protects visual amenity and offers effective screening of unsightly activities.
Servicing
PO11 Development is connected to reticulated water supply and sewerage. and **PO12** Site access is provided to a surveyed, formed and sealed road. and **PO13** Direct access to a State-controlled road is only provided where no alternative exists. and **PO14** Where practical, adjoining industrial uses utilise a shared access point.
Contamination
PO15 Areas where potentially contaminating substances are stored or used are covered and bunded. and **PO16** Provision is made for spills to be controlled on-site for removal and disposal by an approved means. and **PO17** Liquid or solid wastes are not discharged directly to land or waters.
Non-industrial uses
PO18 Use of the Industry Zone does not prejudice the ongoing and future use of land for industrial purposes. and **PO19** Ancillary office and sales activities remain subordinate to the industrial activities on the site. and **PO20** Commercial uses are established at accessible locations and are limited to small-scale outlets that provide goods and services for local industries and employees. **PO21**
Caretaker's accommodation
PO22 Caretaker's accommodation is subsidiary to the non-residential use on the same site. and **PO23** Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.
For development affected by one or more overlays
Biodiversity
PO24 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas. and **PO25** Development establishes and maintains effective buffers to significant vegetation and wildlife habitat. and **PO26** Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna. and **PO27** Development prevents the incursion or spread of species identified as invasive biosecurity matters.
Bushfire Risk
PO28 Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration: (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications;

Table 5.6.3 For assessable development
Performance Outcomes
and **PO29** Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events. and **PO30** Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk. and **PO31** Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings. and **PO32** Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects. **For reconfiguring a lot by subdivision only** **PO33** Subdivision design incorporates a perimeter road that: (a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes; and **PO34** Fire trails are provided to: (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs; and **PO35** Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.
Flood Risk
Generally **PO36** Development is designed and sited to ensure structures are adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with the defined flood event. and **PO37** Development directly, indirectly and cumulatively avoids any increase in water flow depth, duration or velocity and does not increase the potential for flood damage either on site or on other properties. and **PO38** Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters. and **PO39** Essential community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood. and **For industrial development in Theodore only** **PO40** All development within the town of Theodore is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy. and **PO41** Development is located: (a) south of Seventh Avenue; (b) outside of and can evacuate the site without passing through the 5%AEP area mapped on Overlay Map OM-0402; and (c) outside the areas identified on Overlay Map OM-0402 as Flood Hazard Vulnerability Class H4 or higher; or **PO42** Development north of Seventh Avenue or inside the 5%AEP or H4 and higher Flood Hazard Vulnerability Classes is located, designed and operated in accordance with the recommendations of the Flood Risk Assessment required by PO40.

Table 5.6.3 For assessable development
Performance Outcomes
and **PO43** Land use is compatible with the flood hazard for Theodore and does not include uses that have high concentrations of people or are difficult to evacuate such as child care centre, health care service, hospital, veterinary service (if involving animal keeping) or commercial accommodation activity. and **PO44** The design and layout of the development provides for: (a) vehicle parking and other low-intensity, non-habitable activities at ground level; (b) work areas above parking areas to increase flood immunity; (c) expensive plant, equipment and stock in the part of the site with the greatest flood immunity; and **PO45** Building materials and surface treatments used below the defined flood event are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment. and **PO46** Electrical switchboards, data servers and the like are located 300mm above the defined flood event or are designed and constructed to withstand submergence in flood water. and **PO47** Plumbing fixtures connected to the reticulated sewerage network are designed to be 300mm above the defined flood event or are fitted with reflux valves to prevent the intrusion of flood water into the sewerage network. and **For industrial development in other locations** **PO48** Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event. and **PO49** Services infrastructure is designed and constructed to prevent risk of electrocution or intrusion of flood water into reticulated networks. and **PO50** Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event. and **For reconfiguring a lot only** **PO51** The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.
Infrastructure
Water treatment, wastewater treatment and waste disposal facilities **PO52** Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises. and **Roads and railways** **PO53** Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights. and **PO54** Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM-07A05 achieve a level of amenity consistent with the intended use. and **Electricity** **PO55** Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance. and **PO56** Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.

Table 5.6.3 For assessable development	
Performance Outcomes	
Water Resources	
PO57	Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.
and	
PO58	Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.