

5.7 Special Industry Zone

5.7.1 Categories of Assessment – Material Change of Use

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

Table 5.7.1 Special Industry Zone	
Accepted development	
Major electricity infrastructure	
Substation	
If not:	
<ul style="list-style-type: none"> ▪ identified on the Bushfire Hazard Overlay Maps OM-0301 – OM-0304; or ▪ identified on the Flood Hazard Overlay Maps OM-0401 – OM-0404; or ▪ identified on the Infrastructure Overlay Maps OM-07B01 – OM-07B02 (Pipeline or Pipeline Corridor); 	
Accepted development subject to requirements	
Use	Requirements
High impact industry If an extension or modification to an existing use	Special Industry Zone Code – Table 5.7.2
Special industry If an extension or modification to an existing use	Special Industry Zone Code – Table 5.7.2
Substation If not accepted development	Special Industry Zone Code – Table 5.7.2 Development Design Code – Table 6.3.1
Assessable development	
Code assessment	
Caretaker's accommodation	Special Industry Zone Code – Table 5.7.3 Development Design Code – Table 6.3.2
High impact industry If not accepted development	Special Industry Zone Code – Table 5.7.3 Development Design Code – Table 6.3.2
Special industry If not:	Special Industry Zone Code – Table 5.7.3 Development Design Code – Table 6.3.2
<ul style="list-style-type: none"> ▪ accepted development; and ▪ for a new abattoir; 	
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.

5.7.2 Special Industry Zone Code

5.7.2.1 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.

5.7.2.2 Purpose

- (1) The purpose of the Special Industry Zone is to provide for:
- (a) special industry; 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) the use of the zone for the generation of electricity, the processing or manufacture of chemicals or natural fibre based products, the intensive slaughter of animals for food production or the loading of coal is facilitated;
- (b) ancillary uses that directly support special industry are consistent with the purpose of the zone;
- (c) special industries maintain the safety of people and minimise impacts on existing surrounding uses, having regard to the inherent risks and hazards associated with their operation;
- (d) and where affected by an overlay for:
 - (i) agriculture:
 - (A) development is compatible with the viability, integrity, operation and maintenance of the stock route network;
 - (ii) 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;
 - (iii) 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) 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;
 - (D) development involving the manufacture or storage in bulk of hazardous materials does not adversely impact on public safety or the environment;
 - (E) works retain the natural processes and protective function of landforms and vegetation in natural hazard areas;
 - (iv) extractive and mining resources:
 - (A) the establishment, continuation and productivity of mining tenements and designated Key Resource Areas is facilitated and protected from irreversible alienation;
 - (B) development for mining tenements or extractive resources provides access from transport infrastructure of a standard suitable to the volume and weight of traffic generated by the development;
 - (C) existing or future development of mining tenements and within designated Key Resource Areas and their identified transport routes is not prejudiced by the intrusion of incompatible uses;
 - (v) 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;
 - (vi) 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;

5.7.2.3 Requirements for accepted development or assessment benchmarks

Table 5.7.2 For accepted development

Acceptable Outcomes
Visual impacts
<p>AO1.1 The height of new building work does not exceed:</p> <ul style="list-style-type: none"> (a) Teys Abattoir and Moura Cotton Gin – 20m; (b) Callide Power Station, Moura Queensland Nitrate Plant, Moura coal train load-out facility – no limit; <p>and</p> <p>AO1.2 New works are screened from view from public areas by landscaping with a minimum depth of 2m.</p> <p>and</p> <p>AO1.3 New operations are wholly enclosed in a building.</p> <p>and</p> <p>AO1.4 External works and activities are located no closer to a sensitive land use than any existing lawful works, structures or activities.</p>
For development affected by one or more overlays
Agricultural Land
<p>AO2.1 All new access points from a road serving as a stock route incorporate a grid or effective gate to prevent stock entry between the stock route and adjoining premises.</p> <p>and</p> <p>AO2.2 Boundary fencing is maintained to the road boundary adjoining a stock route.</p>
Biodiversity
<p>AO3.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204.</p> <p>or</p> <p>AO3.2 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.</p> <p>or</p> <p>AO3.3 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.</p> <p>or</p> <p>AO3.4 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.</p> <p>and</p> <p>AO3.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of:</p> <ul style="list-style-type: none"> (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas. <p>and</p> <p>AO3.6 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.</p> <p>and</p> <p>AO3.7 A biosecurity plan is prepared and implemented to control the threat of species identified as invasive biosecurity matters.</p>
Bushfire Risk
<p>AO4.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>AO4.2 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;</p> <p>or</p> <p>AO4.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 -</p>

Table 5.7.2 For accepted development

Acceptable Outcomes

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:
 - (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

AO4.4 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

AO4.5 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 5,000m² 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

AO4.6 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

AO4.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.

and

AO4.8 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

AO4.9 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

AO4.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.

Extractive and Mining Resources

AO5.1 Development in the resource or processing area depicted on Overlay Map OM-09 is for:

- (a) extractive or resource industries or is directly associated therewith, or

Table 5.7.2 For accepted development

Acceptable Outcomes

(b) other uses that would not constrain existing or future extractive or resource activities, or
(c) a temporary use;
and
AO5.2 Sensitive land uses on lots which share a boundary with land identified as a mining tenement or designated Key Resource Areas are a minimum of 1000m from blasting-based extraction or 200m from mechanical extraction e.g. ripping.

Flood Risk

AO6.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.
or
AO6.2 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
AO6.3 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
AO6.4 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.
and
AO6.5 Signage is provided on site indicating at least one clear and direct pedestrian and vehicle evacuation route that remains passable during all floods up to and including the defined flood event.
and
AO6.6 Works associated with the proposed development do not:
(a) involve a net increase in filling greater than 50m³; 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
AO6.7 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
AO6.8 Works in rural areas:
(a) do not involve a net increase in filling greater than 50m³ if within 100 metres of a wetland or waterway;
(b) do not result in any reductions of on-site flood storage capacity;
(c) contain within the subject site any changes to the depth, duration or velocity of flood waters;
and
AO6.9 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.

Infrastructure

Roads and railway

AO7.1 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;

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Acceptable Outcomes

(b) incorporating species with a minimum mature height of three metres;
and

AO7.2 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.

and

AO7.3 Works not associated with the rail corridor provide a minimum separation of 20 metres from a rail corridor boundary or the Surat Basin Infrastructure Corridor identified on Infrastructure Overlay Maps OM-07B01 – OM-07B04.

and

Coal load-out facility and transport road

AO7.4 Development for a sensitive land use is separated a minimum of 300 metres from any boundary adjacent to a Coal Train Load-Out Facility or Coal Transport Road identified on Overlay Map OM-07B01 or OM-07B03.

and

AO7.5 Access to the coal transport road is designed and constructed in accordance with the CMDG.

and

Oil and gas pipelines

AO7.6 A minimum of 200 metres separates buildings and structures from the identified petroleum and natural gas pipeline infrastructure on Infrastructure Overlay Maps OM-07B01 – OM-07B02 if the development:

- (a) increases the number of people living, working or congregating on the site; or
- (b) involves the storage of flammable, explosive or other hazardous materials;

and

Power station

AO7.7 Development does not establish a sensitive land use in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.

and

Electricity

For sites 5 hectares or larger

AO7.8 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

AO7.9 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

AO8.1 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:

- (a) intensive horticulture;
- (b) intensive animal industry;

and

AO8.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.

or

AO8.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.

and

AO8.4 Development does not involve:

- (a) any increase in ground level impervious area; and

Table 5.7.2 For accepted development
Acceptable Outcomes
(b) there is no discharge of potential water contaminants;
Table 5.7.3 For assessable development
Performance Outcomes
General
Building height
PO1 Development maintains the built form and character of the Zone.
Amenity
PO2 New external works and activities are located no closer to a sensitive land use in 1km radius of the site than any existing lawful works, structures or activities associated with the use. or PO3 New operations are not visibly intrusive to any nearby sensitive land use. and PO4 Landscaping protects visual amenity and offer effective screening of unsightly activities.
Non-industrial uses
PO5 Ancillary office and sales activities remain subordinate to the industrial activities on the site.
Caretaker's accommodation
PO6 Caretaker's accommodation is subsidiary to the non-residential use on the same site. and PO7 Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.
For development affected by one or more overlays
Agricultural Land
PO8 Development maintains the operational efficiency and ongoing integrity and function of stock routes.
Biodiversity
PO9 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas. and PO10 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat. and PO11 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna. and PO12 Development prevents the incursion or spread of species identified as invasive biosecurity matters.
Bushfire Risk
PO13 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; and PO14 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 PO15 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk. and

Table 5.7.3 For assessable development

Performance Outcomes

- PO16** 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
- PO17** Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.
- and
- PO18** Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.

Extractive and Mining Resources

- PO19** The long term availability of the extractive or mining resources for extraction or processing is maintained.
- and
- PO20** Development in the vicinity of mining tenements:
- (a) does not compromise the utilisation of mining resources and transport routes or access routes to the mining resources;
 - (b) does not adversely affect the safe and efficient operation of the mining related activities;
 - (c) is sited, designed or of a nature that ensures that the use is not sensitive to the potential impacts of mining related activities such as noise and dust emissions; and
 - (d) makes provision for adequate buffers between the mining resources and new development.

Flood Risk

- PO21** 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
- PO22** Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.
- and
- PO23** 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
- PO24** Public safety and the environment are protected from the detrimental impacts of the release of hazardous materials into floodwaters.
- and
- PO25** Essential community infrastructure in any area mapped on Overlay Maps OM-0401 - OM-0404 as Flood Hazard Area is able to function effectively during and immediately after flood.
- and
- For reconfiguring a lot only**
- PO26** The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.

Table 5.7.3 For assessable development

Performance Outcomes

Infrastructure

Roads and railway

PO27 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

PO28 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

PO29 Development provides protection for site users from unreasonable interference associated with rail operations noise.

and

PO30 Development protects rail corridors from intrusion of incompatible land use by incorporating separation distances consistent with the intended use.

and

Coal load-out facility and haul route

PO31 Uses are protected from adverse noise, vibration, air emissions and traffic safety impacts associated with the intensive haulage of coal along a Coal Train Load-Out Facility Haul Route and operation of a Coal Train Load-Out Facility identified on Overlay Map OM-07B01.

and

Oil and gas pipelines

PO32 Separation distances between petroleum and natural gas pipeline infrastructure and people, property and hazardous materials establishes a low risk of harm or damage to people, property and the infrastructure.

and

Power station

PO33 Separation distance between sensitive land uses and the power station protects the safety and amenity for occupants or users of nearby premises and the continued and unimpeded operation of the power station.

and

PO34 There is no increase in the number of lots in the separation area associated with the power station as identified on Infrastructure Overlay Map OM-07C05.

and

Electricity

PO35 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

PO36 Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.

Water Resources

PO37 Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.

and

PO38 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

PO39 Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.