

INDUSTRIAL USE CODE

1 Purpose of the Code

The purpose of the Industrial Use Code is to:

- facilitate the establishment and operation of industry in Industrial Areas in Rockhampton;
- ensure that the environmental performance of industry achieves a satisfactory standard for the industrial neighbourhood and sensitive receiving environments such as Residential Areas;
- ensure that layout and design of industrial premises is safe and functional; and
- promote high quality built form and landscape design for industries.

2 Application of the Code

The provisions of this code apply to any material change of use or building work for the purposes of industrial development that is code or impact assessable development in any part of the City, except when the development would have been self assessable but became code assessable because it was unable to comply with the Acceptable Solutions (other than the Floor and Site Area Acceptable Solutions) in the Industry Self Assessment Code. Those applications will instead be assessed against the Industry Self Assessment Code.

The City Plan has nominated five Industrial Areas. As outlined in the Strategic Framework, it is intended that industrial development will be focussed in these parts of the City. In addition to these five Areas, one additional Area has been identified for further investigation to determine its suitability for industrial development.

It is important that industry has regard to other uses in the vicinity of the site to ensure that they are not adversely affected by its impacts. Meeting the performance criteria of this code, in conjunction with other controls such as Environmentally Relevant Activity (ERA) licensing, will ensure this is done.

For code assessable development, the code for assessment consists of the secondary code(s) listed below:

- Airport Code; and
- Crime Prevention Through Environmental Design Code; and
- Demolition Code – where on a site where the code applies; and
- Environmental Nuisance by Noise and Light Code; and
- External Works and Servicing Code; and
- Filling or Excavation Code; and
- Flood Prone Land Code – where any part of the proposal is within the Q100 flood line shown on the Area maps; and
- Heritage Code - where on a Heritage Place or on a site adjoining a Heritage Place; and
- Landscape Code; and
- Parking and Access Code; and



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- Signage Code; and
- Steep or Unstable Land Code – to the extent relevant as outlined at the beginning of the Steep or Unstable Land Code; and
- Water Quality and Water Quantity Code – where any part of the proposal is located within a waterway corridor.

3 Explanation

This code sets out the performance criteria that must be met in identifying a suitable location for the development of industry. The code also establishes the performance criteria that must be met in respect to the development of industry and protecting neighbouring sensitive environments, such as Residential Areas.

4 Definitions

There are no definitions specific to this Code.

5 Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Location and Scale			
P1	Industrial activities are located in Areas set aside for industrial purposes.	A1.1	Industrial uses are located in Industrial Areas.
		AND	
		A1.2	High Impact Industry uses are located in the 'core' precinct of the Parkhurst Industrial Area.
P2	Vehicular access to an industrial premises is made via Sub-Arterial Roads or higher order roads.	A2.1	Direct access to a Major Street, not including a Major Urban Collector, as defined on the Road Hierarchy Map in Planning Scheme Policy No. 13 – Road Hierarchy is available for all service and delivery vehicles to and from the site via roads designed, intended and capable of accommodating the industrial traffic.
		A2.2	AND Vehicles with a load greater than one (1) tonne Tare in weight do not access residential streets or traverse the Central Business District Commercial Area.
P3	Infrastructure including a reticulated water supply, sewerage, stormwater drainage, electricity, telephone and a constructed road frontage (which includes kerb and channel, footpath, etc) is installed and available to the industrial use of the land.	A3	The use has infrastructure installed and connected to the site (or in the case of roadworks, constructed along the frontage of the site) in accordance with the External Works and Servicing Code .
Site Design			
P4	Office or administrative functions are designed	A4	No Acceptable Solution specified.



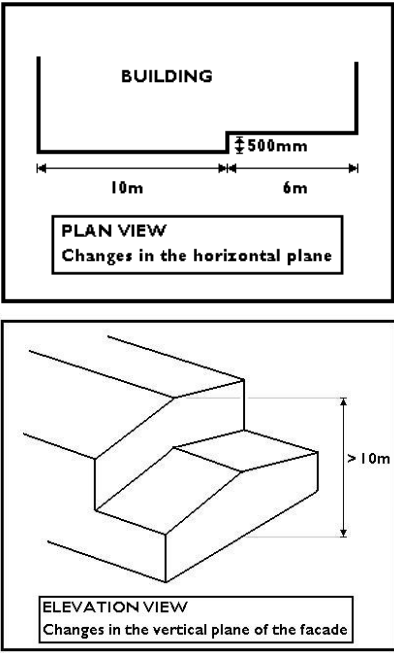
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Performance Criteria	Acceptable Solutions
<p>for energy efficiency incorporating at least the following:</p> <p>(a) optimal use of natural ventilation through cross ventilation; and</p> <p>(b) shade devices from direct sun during summer; and</p> <p>(c) window orientation and eave / sun shade design that allows optimal direct sunshine during winter.</p>	
<p>P5 Boundary setbacks;</p> <p>(a) create an opportunity for the attractive presentation of entrances into the site; and</p> <p>(b) maintain a consistent streetscape; and</p> <p>(c) provide opportunities for landscaping along the frontage of the site to any road; and</p> <p>(d) ensure that buildings typically of a larger size and scale than buildings for non industrial uses, do not visually dominate or overshadow public space.</p>	<p>A5 The building is setback a minimum of 6.0 metres from the road frontage that the building has its pedestrian entrance orientated towards and a minimum building setback of;</p> <p>(i) 1.5 metres to any laneway; and</p> <p>(ii) 4.5 metres building setback to any other road frontage.</p>
<p>P6 Site design; incorporates on site parking and manoeuvring for industrial vehicles and employee vehicles;</p> <p>(a) provides a sufficient area for landscaping of the site; and</p> <p>(b) has a site cover that does not result in overdevelopment of</p>	<p>A6.1 Site cover for buildings, vehicle manoeuvring, driveways and car parking areas do not exceed 80%.</p> <p>A6.2 AND A minimum of 10% of the site is used to provide landscaping.</p> <p>A6.3 AND Landscaping is used to provide an attractive presentation to the street.</p> <p>A6.4 AND The proposal complies with the requirements</p>



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Performance Criteria	Acceptable Solutions
<p>the site.</p> <p>P7 The building is orientated towards the principle road frontage with a façade that incorporates changes in surface level (both of the vertical and horizontal plane) and incorporates devices that cast shadow onto the building, especially windows and doors.</p>	<p>of the Landscape Code.</p> <p>A7 New buildings or building modifications along a road frontage, are designed to;</p> <ul style="list-style-type: none"> (i) have at least 50% of all office space within the building located within 10 metres of the principle road frontage for the site; and (ii) have entrances into the building located so that they are visible from the principle road frontage; and (iii) have at least 50% of all office space directly accessible from the principle road frontage and orientated towards the principle road frontage; and (iv) have <ul style="list-style-type: none"> (1) sun shading devices that project outwards from the building over every door and window orientated towards any fully constructed road frontage that project outward a minimum distance of 500mm for every 1 metre or part thereof of the height of the door or window it covers; <p>OR</p> <ul style="list-style-type: none"> (2) have a change in surface level in either the horizontal or vertical plane (where changes in surface level are off set from each other by at least 500mm) as shown in the diagram below for every 10 metres. <div style="text-align: center;">  <p>The diagram consists of two parts. The top part is a 'PLAN VIEW' showing a rectangular building footprint. The left side is 10m wide, and the right side is 6m wide. A small rectangular protrusion on the right side is 500mm high. Below the plan view is a box containing the text 'PLAN VIEW Changes in the horizontal plane'. The bottom part is an 'ELEVATION VIEW' showing a 3D perspective of the building facade. It shows a vertical wall on the left and a sloped section on the right. A vertical dimension line on the right indicates a height of '> 10m'. Below the elevation view is a box containing the text 'ELEVATION VIEW Changes in the vertical plane of the facade'.</p> </div>
<p>P8 Building height does not adversely affect neighbouring</p>	<p>A8.1 Building height does not exceed 15 metres.</p> <p style="text-align: center;">AND</p>



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<p>properties in terms of:</p> <p>(a) bulk and scale of buildings; and</p> <p>(b) overshadowing</p> <p>g.</p>	<p>A8.2 Building heights on sites adjoining or opposite Residential Areas have a maximum height of 10 metres.</p> <p>AND</p> <p>A8.3 Buildings on sites adjacent to non-industrial Areas, other than a Special Use Area, are setback 6 metres from common boundaries.</p>
Amenity	
<p>P9 Industrial uses along the western boundary of the Parkhurst Industrial Area generate no impacts onto the adjoining Parkhurst Rural Area.</p>	<p>A9 Industrial uses along the western boundary of the Parkhurst Industrial Area (with a frontage to Alexandra Street) are to be developed with:</p> <p>(i) no direct vehicle access to Alexandra Street;</p> <p>(ii) industrial buildings have only openings to an office, storage room, lunch room or amenities area facing Alexandra Street; and</p> <p>(iii) all work associated with the industrial use is to be conducted indoors or on the eastern side of the building.</p>
Development fronting the Bruce Highway	
<p>P10 Industrial Development provides a high standard of frontage to the Bruce Highway and Residential Areas across the Highway.</p>	<p>A10.1 Vegetated landscape buffers at least 6 metres in width (measured perpendicular to the property boundary) are provided along the common front property boundary of industrial development and the Bruce Highway and consist of:</p> <p>(i) a minimum of 2 shade or rounded canopy trees for every 5 linear metres or part thereof of the length of the landscape buffer; and</p> <p>(ii) a minimum of 2 shrubs for every 3 linear metres or part thereof of the length of the landscaped buffer; and</p> <p>(iii) a minimum of 2 ground covers for every 2 linear metres or part thereof of the length of the landscaped buffer; to create a 'three tier' planting approach.</p> <p><i>Note: This Acceptable Solution takes precedence over Acceptable Solution A6.4 when industrial uses front the Bruce Highway).</i></p> <p>A10.2</p> <p>AND</p> <p>The vegetated landscaped buffer includes an earth mound for the length of the common frontage with the Bruce Highway, excluding access points and driveways.</p> <p>A10.3</p> <p>AND</p> <p>Building layouts are designed to:</p>



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	<ul style="list-style-type: none"> (i) orientate the office to face the Bruce Highway; (ii) provide minimal openings to face the Bruce Highway; and (iii) provide signage to direct users into and around the site.
Parking and Access	
P11 Safe, sufficient and convenient parking and access is provided for employees, deliveries and servicing, and visitors.	A11 Parking and access complies with the Parking and Access Code .
Lighting	
P12 Lighting used at the development site ensures that; <ul style="list-style-type: none"> (a) Glare and light spill onto non-industrial Planning Areas is minimised to reduce any adverse intrusion; and (b) it does not become a hazard to aircraft. 	<p>A12.1 At any time at night illumination levels at a distance of 1.5 metres outside the boundary do not exceed 8 lux in either the vertical or horizontal plane for a height of 10 metres above ground level.</p> <p>A12.2 AND Lighting is not directed towards any Residential Planning Area and is downward directed and shielded at its source.</p> <p>A12.3 AND Any development located within 6km of the Rockhampton Airport as shown on Airport Code Map 4 attached to the Airport Code has lighting designed and installed in compliance with the CASA Guideline - <i>Lighting in the vicinity of aerodromes: Advice to lighting designers</i>.</p>
Refuse Disposal	
P13 Refuse collection and storage is located to: <ul style="list-style-type: none"> (a) allow convenient collection from the site; (b) minimise impacts on adjacent properties; and (c) maintain a high standard of site and building presentation. 	<p>A13.1 Refuse collection vehicles are able to enter and leave the site in a forward direction.</p> <p>AND</p> <p>A13.2 Refuse collection or storage areas are located no closer than 3 metres to any road frontage and where visible from any road frontage are enclosed by a 1.8 metre high bin enclosure that on three sides is constructed of a fixed solid material with no openings. The fourth side being the access does not face the street frontage.</p>
Noise	
P14 Sites are designed to have no adverse impact on nearby or	A14.1 An industrial activity within 200 metres ¹ of a Residential Area must incorporate site design measures to mitigate noise to achieve levels

¹ Measured as the crow flies from the boundary of the allotment accommodating the industrial activity to the boundary of the Area.



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Performance Criteria	Acceptable Solutions
adjacent sensitive receiving environments.	<p>that do not exceed the noise levels set out in the Environmental Protection Regulation 1998 using:</p> <ul style="list-style-type: none"> (i) enclosures and sound proofing at the noise source; (ii) enclosures or screening loading and unloading areas; and (iii) building materials which manage noise emissions. <p>A14.2</p> <p>AND</p> <p>Noise generating activities are orientated away from Residential Areas.</p> <p>A14.3</p> <p>AND</p> <p>A landscape buffer of minimum 6 metres wide is provided for uses directly adjacent to sensitive receiving environments such as Residential Areas.</p> <p>A14.4</p> <p>AND</p> <p>Where sites have two frontages access is from that frontage furthest from a Residential Area.</p> <p>A14.5.1</p> <p>AND</p> <p>Acoustic boundary fencing is provided for industrial uses that directly adjoin Residential Areas.</p> <p>A14.5.2</p> <p>OR</p> <p>Hours of operation are limited to 6am – 6pm Monday to Saturday where noise creates environmental nuisance for sensitive receiving environments such as Residential Areas.</p> <p><i>Note: Council may require a noise report to address:</i></p> <ul style="list-style-type: none"> (i) the nature of the proposal; (ii) the building layout; (iii) the construction materials of the buildings; (iv) the noise sources and their location; (v) the acoustic treatment proposed; (vi) the proposed hours of operation; and (vii) the predicted noise levels at residential premises.
P15 The impact of noise from forklifts, trucks, mobile cranes or mobile equipment is mitigated to meet <i>Environmental</i>	A15 Noise from forklifts, trucks, mobile cranes or equipment is contained within buildings, or appropriately buffered by fencing, acoustic barriers, retaining walls or similar to maintain <i>Environmental Protection Regulation 1998</i> standards.

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<i>Protection Regulation 1998 standards.</i>			
P16 All buildings, plant and equipment shall be designed, constructed and operated so that no environmental nuisance by noise will occur.	A16	The use does not generate noise exceeding a level more than 5dB(A) above the ambient noise level in the locality of where the use is located.	
Air Contaminants			
P17 Air contaminants including dust and particulate matter does not cause environmental harm or nuisance to Residential Areas and surrounding sensitive uses.	A17.1	Dust or particulate matter does not result in dust deposits exceeding 120 milligrams per square metre per day, in accordance with the AS 3580.10.1 (1991).	
	A17.2	AND Concentrations of air contaminants do not exceed air quality goals in the Environmental Protection (Air) Policy 1997.	
	A17.3	AND Any industry that produces emissions to the air incorporates control equipment to mitigate dust or air contaminants, including mechanical collectors, wet scrubbers, cyclones, baghouses, condensers, absorbers, electrostatic precipitator or the like, to achieve the Environmental Protection Policy (Air) standards.	
	A17.4	AND Any industry that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (i) being wholly stored in storage bins that are enclosed on the sides and rear as a minimum; or (ii) with a watering program in place so material cannot become airborne.	
Odour			
P18 Odour emissions are not noxious or offensive beyond the boundaries of the site.	A18	No Acceptable Solution specified. <i>Note: Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.</i>	
Stormwater / Surface Water			
P19 The environmental values of the receiving environment are protected from serious environmental harm	A19.1	Any storage tank, drum, container or the like, containing hazardous materials (whether liquids, gases or substances) as defined in the <i>Dangerous Goods Safety Management Act 2001</i> are to be flood free for a 1 in 100 year	



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that could occur due to flooding or an accident.	<p>flood event.</p> <p>A19.2 AND Any areas where liquid chemicals or wastes are used or stored is:</p> <ul style="list-style-type: none"> (i) bunded to a level that would contain the same volume as the largest container in the area; and (ii) drained to a detention basin that prevents release into waterways or the stormwater drainage system.
<p>P20 Stormwater and surface water is collected and processed on site to;</p> <ul style="list-style-type: none"> (a) avoid detrimental impacts on receiving environments, and (b) maintain or enhance the environmental values of receiving environments. 	<p>A20.1 Any contaminated or dirty surface water or stormwater from the site is not discharged from the site into or towards a waterway or a reticulated stormwater drainage network if the environmental values of the receiving water², as outlined in the <i>Environmental Protection (Water) Policy 1997</i>, will not be maintained.³</p> <p>A20.2 AND Vegetation (which includes lawn) is retained or planted on all surfaces not under paving (eg concrete, bitumen, etc), gravel or buildings.</p> <p>A20.3 AND Separate catchments are built in and maintained on site for clean and dirty water run off.</p> <p>A20.4 AND Operational activities are carried out in a manner that avoids the contamination of stormwater.</p> <p><i>Note: A Site Based Stormwater Management Plan may be required which takes into account:</i></p> <ul style="list-style-type: none"> (i) the nature of the industrial operation and the potential risks and hazards to sensitive receiving environments; and (ii) the overall design of stormwater retention, including water for reuse and car parking areas for stormwater retardation; and (iii) the scope for on site filtration.

² Receiving water quality values are defined in accordance with the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000*.

³ The design of any system proposed to be used to achieve this must recognise the objectives and criteria set out in the *Environmental Protection Water (Policy) 1997* and may depending on the site and the water contaminants require the use of measures such as silt traps, wetland systems, oil separators, grease traps or the like.

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Performance Criteria	Acceptable Solutions
<p>P21 The use is protected from adverse flooding and does not:</p> <ul style="list-style-type: none"> (a) significantly interfere with the passage or storage of stormwater or the natural functions of a waterway; or (b) put loss of life at risk; or (c) put life at risk of injury; or (d) put damage to property at high risk. 	<p>A21.1.1 The use is not located on flood prone land as shown on the Planning Area Map.</p> <p style="text-align: center;">OR</p> <p>A21.1.2 The use will be located wholly within or under existing buildings or structures that only require minor building works to accommodate the use.</p> <p>A21.1.3 OR Development for the use is carried out in accordance with the Flood Prone Land Code.</p> <p>A21.2 AND If on flood prone land and the use is for the purposes of a Bulk Store where parts will be leased out or sold for storage purposes (eg. self storage units) and the storage areas will be subject to flooding in the defined flood event, signage or contract documents are used to clearly inform users of the flood risk.</p>
Waste	
<p>P22 Effective waste management techniques reduce overall waste materials produced by incorporating the following:</p> <ul style="list-style-type: none"> (a) prevention – waste avoidance and reduction; (b) recycling; (c) treatment; and (d) disposal as a last resort. 	<p>A22 No Acceptable Solution specified.</p> <p><i>Note: One way to satisfy the Performance Criteria is the preparation of a waste management plan, outlining how waste management will be addressed, including:</i></p> <ul style="list-style-type: none"> (i) the source, quantity and nature of each waste produced; and (ii) proposed methods of disposal or pretreatment; and (iii) waste reduction techniques through cleaner processes.



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Performance Criteria	Acceptable Solutions
Airport	
<p>P23 The building height (including ancillary structures such as sheds, etc) or fixtures / devices attached to or associated with a building (such as TV antennae, mast poles, etc) do not affect the navigation or safe operation of the Rockhampton airport or aircraft by way of;</p> <p>(a) The physical intrusion into aircraft take-off and approach flight paths; or</p> <p>(b) transient intrusions into the airports operational airspace.</p>	<p>A23.1.1 Buildings (including ancillary structures) are of a height that does not penetrate the Obstacle Limitation Surface for the Rockhampton Airport as shown on Airport Code Map 2</p> <p>A23.1.2 AND Fixtures or devices attached to a building or structure (eg. aerials, antennae, mast poles, advertising signs and the like) do not penetrate the Obstacle Limitation Surface for the Rockhampton Airport as shown on Airport Code Map 2</p> <p>A23.1.3 AND Cranes and other temporary machines, devices or structures do not penetrate the Obstacle Limitation Surface for the Rockhampton Airport as shown on Airport Code Map 2</p> <p>A23.2</p> <p>OR An approval to penetrate the Obstacle Limitation Surface is given by the Airport Operator⁴ and the development complies with any conditions of that approval</p>

SOUTH ROCKHAMPTON LOW IMPACT INDUSTRIAL AREA

This part of the code provides additional specific requirements for development in the Sales and Service Industry Precinct, as shown on the Precinct Map for the South Rockhampton Low Impact Industrial Area. Performance criteria and acceptable solutions that apply to this specific location and therefore take precedence if in conflict with the general requirements of the code.

Performance Criteria	Acceptable Solutions
<p>P24 Industrial uses may include a small sales / retail showroom area displaying products or services effectively screening industrial uses from nearby non-industrial Areas.</p>	<p>A24.1 Display areas (excluding ancillary offices) are a minimum of 40m² in gross floor area and a maximum of 100m² in gross floor area.</p> <p>AND</p> <p>A24.2 Display areas are located and designed:</p> <p>(i) partly or wholly within 10 metres of the principle street frontage;</p> <p>(ii) with direct pedestrian access from the principle street frontage; and</p> <p>(iii) to face the main street frontage.</p>

⁴ As defined in the Airport Code.



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PARKHURST INDUSTRIAL AREA

This part of the code provides additional specific requirements for development in the Buffer locations as shown on the Local Area Plan for the Parkhurst Industrial Area. Performance criteria and acceptable solutions apply to this specific location and therefore take precedence if in conflict with the general requirements of the code.

Performance Criteria	Acceptable Solutions
P25 Buffers are provided along Limestone and Splitters Creeks and fringe industrial development to screen it from conflicting land uses and to protect waterways.	A25 Buffers are provided in the locations shown on the Local Area Plan for the Parkhurst Industrial Area and excluded from development for any purpose other than Park.
P26 Landscape buffering is integrated with all new development and in the appropriate locations at a standard sufficient to mitigate the impacts of Industrial Land Uses on other incompatible land uses.	<p>A26.1 Landscape buffering is provided in the Buffers as shown on the Local Area Plan for the Parkhurst Industrial Area.</p> <p>AND</p> <p>A26.2 Landscaping of a minimum width of 30 metres for the entire length of the buffer is carried out in accordance with the Landscape Code and Planning Scheme Policy 6 – Planting Species (Buffer Type C) and includes:</p> <ul style="list-style-type: none"> (i) earth mounting; (ii) planting; and (iii) fencing where appropriate.

SPECIFIC REQUIREMENTS FOR INDUSTRIAL USES ON MCLAUGHLIN STREET (BETWEEN CARLTON STREET AND GREVILLEA DRIVE) WHICH ABUTS RESIDENTIAL DEVELOPMENT (INCLUDING PUBLIC OPEN SPACE)

Performance Criteria	Acceptable Solutions
P27 Industrial uses are buffered to minimise adverse impacts on adjoining residential uses.	A27 A vegetated landscape buffer, minimum width of 30 metres (measured perpendicular to the property boundary), for the entire length of the allotment is provided:
	<ul style="list-style-type: none"> (i) at the rear of the allotment; and (ii) where the allotment abuts residential development, including public open space.

