

9.3.4 Industry and infrastructure activities code

9.3.4.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Industry and infrastructure activities code in the tables of assessment in Part 5 of this Planning Scheme; and
- (2) impact assessable development for *industry* or *infrastructure activities* listed in Schedule 1.1 or an undefined use of a similar nature.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.3.4.2 Purpose

The purpose of the Industry and infrastructure activities code is to ensure that *Industry activities* and *infrastructure activities* are consistent with the intended character and amenity of the locality, and does not adversely impact on surrounding land uses and the natural environment.

The purpose of this code will be achieved through the following overall outcomes:

- (1) Development of *industry activities* and *infrastructure activities* is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) Development is of a type, scale and intensity compatible with its location and nearby land uses; and
- (3) Development occurs only on land that is suited to the development and operation of *industry activities* and *infrastructure activities*; and
- (4) *Industry activities* and *infrastructure activities* are adequately separated from sensitive land uses, and land located in the Low density residential zone, Medium density residential zone, Rural residential zone or Mixed use zone to prevent environmental harm occurring; and
- (5) *Industry activities* and *infrastructure activities* maintain safety to people and natural features; and
- (6) *Industry activities* and *infrastructure activities* are located, designed, operated and managed to prevent the air, soil or water pollution or contamination; and
- (7) Development avoids adverse impacts on vegetation; and
- (8) *Industry activities* and *infrastructure activities* are sited and designed in a manner that is appropriate to the character of the area.
- (9) Development contributes to a high standard of amenity on-site and off-site.
- (10) *Industry activities* and *infrastructure activities* generate traffic that is within the capacity of the existing road system; and consistent with the types of traffic and frequency of traffic movement existing on the roads used to access the site.
- (11) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure, including railway, airport and highways.
- (12) *Industry activities* and *infrastructure activities* have adequate and safe vehicle access to the site on which they are located.

9.3.4.3 Assessment benchmarks

Table 9.3.4.1 – Industry and infrastructure activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes
Amenity and Safety	
<p>PO 1 Development addresses the street, facilitates casual surveillance of the street and provides for safe pedestrian access.</p>	<p>AO 1.1 Ancillary <i>office</i>, or administration buildings or areas are oriented toward the <i>primary road frontage</i>.</p> <p>AO 1.2 The main entry to the building is located on the facade of the building that faces the <i>primary road frontage</i>, and is easily identifiable and directly accessible from the <i>primary road frontage</i>.</p>
<p>PO 2 <u>For development not within the Low impact industry, Medium impact industry, Special industry and Special purpose zones:</u></p> <p>Outdoor lighting maintains the amenity of the surrounding area and enhances safety without creating obtrusive light emissions either directly or by reflection.</p>	<p>AO 2.1 Outdoor lighting is designed and installed in accordance with the parameters and requirements of <i>AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO 3 Development does not adversely impact on the amenity of adjoining and nearby sensitive land uses, including, but not limited to the impacts of:</p> <p>(a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and (e) dust; and (f) heat and light; and (g) lack of privacy; and (h) other emissions.</p>	<p>AO 3.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO 3.2 Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO 3.3 Where not within an <i>Industry zone</i> the use does not involve an Environmentally Relevant Activity (<i>ERA</i>)</p> <p>AO 3.4 Odour emissions produced on-site cannot be detected beyond the boundaries of the <i>site</i>.</p> <p>AO 3.5 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 3.6 Any proposed glass does not exceed a maximum degree of reflection of both heat and light of 20 per cent.</p> <p>AO 3.7 Development within 150 metres of a lot containing a <i>sensitive land use</i>, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone, Mixed use zone or Rural residential zone:</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>(a) does not result in adverse impacts at or beyond the boundary of the <i>site</i> due to noise that exceeds 3dB(A) above the background level between Monday to Saturday (during the period commencing at 6am and ending at 6pm on the same day); and</p> <p>(b) does not produce audible noise at or beyond the boundary of the <i>site</i> from 6:00pm Saturday to 6:00am the following Monday; and</p> <p>(c) does not involve an Environmentally Relevant Activity (ERA); and</p> <p>(d) does not produce vibrations that exceed the maximum acceptable levels identified in Australian Standard AS 2670.2 <i>Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)</i>; and</p> <p>(e) ensures that odour emissions produced on-site cannot be detected beyond the boundaries of the <i>site</i>; and</p> <p>(f) ensures that impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 3.8 Development on a <i>site</i> that has a common boundary with an existing <i>sensitive land use</i>, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone, Mixed-use zone or Rural residential zone:</p> <p>(a) has a 1.8-metre-high solid fence provided along the entire common boundary; and</p> <p>(b) ensures every side and rear wall of a building that faces a common boundary does not contain openings that may allow noise emissions; and</p> <p>(c) ensures every window that has direct views into windows of a residential <i>dwelling</i> is provided with fixed screening or glazing that is not greater than 75 per cent transparent to obscure views to, and maintain privacy of, the residential <i>dwelling</i>; and</p> <p>(d) screens all noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans; and</p> <p>(e) provides acoustic screening between all areas where activities are permitted to occur outside of the building and the common boundary.</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
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Performance outcomes	Acceptable outcomes
Ancillary activities	
<p>PO 4 Any <i>office</i>, administration or retail sales function that is conducted on the <i>site</i> is ancillary and subordinate to the primary use on the <i>site</i>.</p>	<p>AO 4.1 The <i>office</i> and administration functions comprise an area not greater than 10 per cent of the use area.</p> <p>AO 4.2 The area used for on-site retail sales of goods is not greater than 10 per cent of the use area.</p>
Built form, character, design and scale	
<p>PO 5 Development is designed and located to:</p> <ul style="list-style-type: none"> (a) enhance the character of the zone; and (b) enhance the visual amenity of the main approaches to the urban areas of Mount Isa; and (c) be of a size, bulk and form consistent with the existing or preferred character of the zone in which it is located; and (d) prevent adverse impacts on nearby premises; and (e) provide for and maintain a sense of open space; and (f) provide a dedicated pedestrian entry that is protected from the sun and rain. 	<p>AO 5.1</p> <ul style="list-style-type: none"> (a) <i>Building height</i> is (including all structures) is not greater than 10 metres in the Low impact industry and medium impact industry zone where the lot adjoins a Low density residential zone, Medium density residential zone, Rural residential zone or Mixed use zone; or (b) 15 metres in the Low impact industry and medium impact industry zone otherwise; or (c) 15 metres in the Special industry zone; or (d) 10.5 metres in the Rural and Rural residential zones; or (e) 8.5 metres in all other zones. <p>AO 5.2 <i>Site cover</i> is not greater than:</p> <ul style="list-style-type: none"> (a) 5 per cent in the following zones: <ul style="list-style-type: none"> • Rural residential; or • Open space; or (b) 25 per cent in the Sport and recreation zone; or (c) 50 per cent in the following zones: <ul style="list-style-type: none"> • Low density residential; or • Township; or (d) 60 per cent in the following zones: <ul style="list-style-type: none"> • Medium density residential; or • Mixed use; or • Local centre; or (e) 70 per cent in the Principal centre zone; or (f) 75 per cent in the following zones: <ul style="list-style-type: none"> • Low impact industry; or • Medium Impact industry; or • Special industry; or • Community facilities; or • Special purpose. <p>AO 5.3 The <i>development footprint</i> excluding <i>landscaping</i> is <i>setback</i> from any <i>road frontage</i> and side and rear boundaries, in accordance with Table 9.3.4.3 – Industry and infrastructure activities, road and boundary setbacks.</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

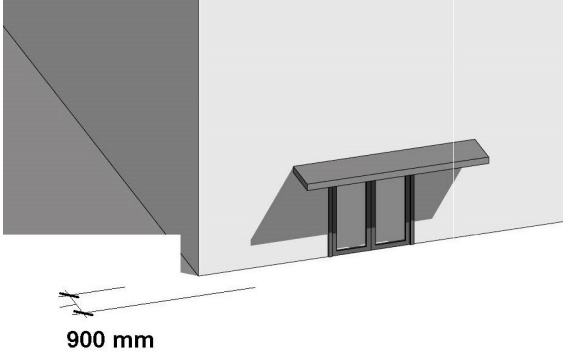
Performance outcomes	Acceptable outcomes
	<p>AO 5.4 In any zone other than the Medium impact industry and Special industry zones, building dimensions (width and depth) are not greater than 30 metres in any one direction.</p> <p>AO 5.5 Pedestrian entries incorporate sun and rain shelter; such as overhangs or awnings that protrude at least 0.9 metres from the external building face when measured perpendicular to the external building face (Refer Figure a).</p> <p>Figure a – Overhangs or awnings over doors</p>  <p style="text-align: center;">900 mm</p>
Fences and Gates	
<p>PO 6 <u>For development not within the Low impact, Medium Impact, Special industry and Special purpose zones:</u></p> <p>Fences must:</p> <ul style="list-style-type: none"> (a) contribute positively to the character of the <i>streetscape</i>; and (b) be constructed of high quality materials; (c) enhance the amenity of the <i>site</i>; and (d) enable casual surveillance of the street. 	<p>AO 6.1 A fence that is constructed forward of any <i>front building line</i> that faces a <i>road frontage</i> (including <i>front building lines</i> that face both <i>road frontages</i> on a corner lot):</p> <ul style="list-style-type: none"> (a) has a height, measured from <i>ground level</i>, that is not greater than: <ul style="list-style-type: none"> (i) 1.8 metres where the fence is at least 50 per cent transparent (Refer Figure b); or (ii) 1.5 metres where the fence is solid or not greater than 50 per cent transparent (Refer Figure c); and (b) does not incorporate solid steel sheeting such as Colorbond or Zincaneal above 1.5 metres in height (Refer Figure d); and (c) incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction.

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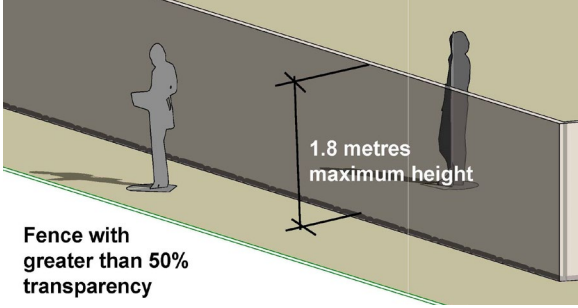
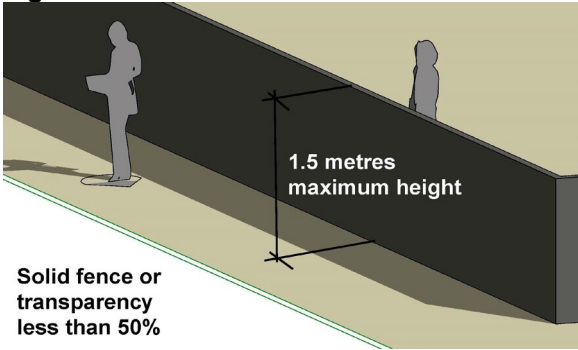
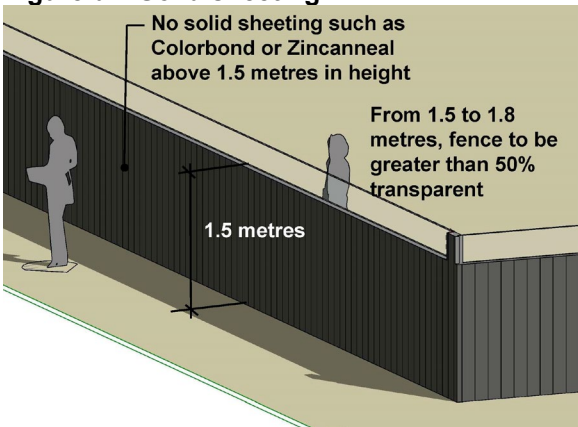
Performance outcomes	Acceptable outcomes
	<p>Figure b – Fences with greater than 50% transparency</p>  <p>Fence with greater than 50% transparency</p> <p>Figure c – Solid fences</p>  <p>Solid fence or transparency less than 50%</p> <p>Figure d – Solid sheeting</p>  <p>No solid sheeting such as Colorbond or Zincaneal above 1.5 metres in height</p> <p>From 1.5 to 1.8 metres, fence to be greater than 50% transparent</p> <p>1.5 metres</p> <p>AO 6.2 The height of side or rear boundary fences must not be greater than 1.8 metres, measured from <i>ground level</i>.</p>
<p>PO 7 <u>For development within the Low impact, Medium Impact, Special industry and Special purpose zones:</u></p> <p>Fences must contribute positively to the character of the <i>streetscape</i> and enhance the amenity of the <i>site</i>.</p>	<p>AO 7.1 A fence that is constructed forward of any <i>building line</i> that faces a <i>road frontage</i> (including building lines that face both <i>road frontages</i> on a corner lot) is located behind any <i>landscaping strip</i> required by this Planning Scheme, and within the lot (rather than between the <i>landscaping strip</i> and the road).</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
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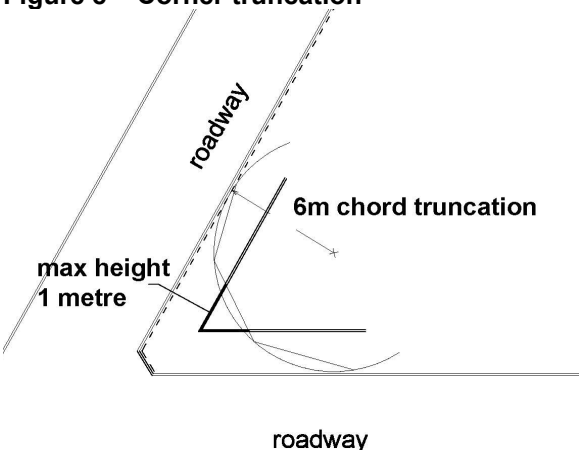

Performance outcomes	Acceptable outcomes
<p>PO 8 Fence location provides for adequate <i>site</i> lines.</p>	<p>AO 8.1 Fences on a corner <i>site</i> and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two <i>road frontages</i>, are not greater than 1 metre in height, measured from <i>ground level</i> (Refer Figure e).</p> <p>Figure e – Corner truncation</p>  <p>The diagram shows two roadways meeting at a corner. A dashed line represents the original corner. A solid line represents the truncated corner, formed by three equal chords of a 6-metre radius curve. A vertical dimension line indicates that the maximum height of the fence at the corner is 1 metre.</p>
<p>PO 9 Gates do not open beyond the property boundary.</p>	<p>AO 9.1 Gates located on a property boundary do not open outward onto the street or an <i>adjoining property</i>.</p>
Landscaping	
<p>PO 10 <i>Landscaping:</i></p> <ul style="list-style-type: none"> (a) provides an attractive <i>streetscape</i>; and (b) enhances the amenity of the zone; and (c) reduces the visual and environmental impact of hard surface areas; and (d) achieves maximum on-site rainwater infiltration; and (e) minimises additional burden on stormwater drainage infrastructure. 	<p>AO 10.1 At least 10 per cent of the area of the <i>site</i> incorporates <i>soft landscaping</i>.</p> <p>AO 10.2 A densely planted landscape strip (Refer Figure f) is provided that is within the boundary of the <i>site</i>; and:</p> <ul style="list-style-type: none"> (a) is at least 2 metres in depth; and (b) extends along the entire length of any <i>road frontage</i>, except for the areas required for vehicle and pedestrian access. <p>Figure f – Landscaping along road frontages</p>  <p>The diagram shows a perspective view of a road frontage. A green landscape strip, 2 metres wide, runs along the edge of the road. The road includes a driveway and a pedestrian pathway. A person is shown walking on the pathway. The text indicates that the landscape strip is provided along all road frontages, except for areas needed for vehicle and pedestrian access.</p> <p>AO 10.3 Where development has a common boundary to an <i>existing sensitive land use</i>, or a lot in the:</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> • Low density residential zone; or • Medium density residential zone; or • Community facilities zone; or • Rural residential zone; or • Township Zone <p>a densely planted landscape strip is provided:</p> <p>(a) along the entire common boundary; and</p> <p>(b) is at least 2.5 metres in width.</p>
Steep slopes or unstable soils	
<p>PO 11 Development must adequately address the constraints of steeply sloping or unstable land.</p>	<p>AO 11.1 Building work is not undertaken on land with a slope that is greater than 15 per cent.</p> <p>AO 11.2 Development on a slope that is greater than 10 per cent does not involve cut and fill greater than:</p> <p>(a) 1 metre in height or depth at any point; and</p> <p>(b) 50 m³ in total volume.</p> <p>AO 11.3 Driveways are not steeper than 20 per cent.</p>
Storage and waste management	
<p>PO 12 Storage areas for equipment, goods, materials, and refuse containers are:</p> <p>(a) located on-site; and</p> <p>(b) screened from the street and any adjoining land that is located in a Low density residential zone, Medium density residential zone, Mixed use zone or Rural residential zone; and</p> <p>(c) adequately sized to accommodate the refuse generated on-site; and</p> <p>(d) conveniently accessible to collection and delivery vehicles; and</p> <p>(e) designed and equipped to be kept clean and dust free at all times.</p>	<p>AO 12.1 Refuse container storage areas are:</p> <p>(a) located on-site; and</p> <p>(b) not located within any required setback or landscaping areas; and</p> <p>(c) not located within a <i>flood hazard area</i>; and</p> <p>(d) screened from public view, by a solid fence or wall that is 1.8 metres in height, measured from ground level; and</p> <p>(e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and</p> <p>(f) provided with a tap; and</p> <p>(g) large enough to accommodate at least one standard industrial refuse bin of a size appropriate to the nature and scale of the refuse generated by the use.</p> <p>AO 12.2 Other outdoor storage areas are:</p> <p>(a) not located within any required setback from a zone or road boundary prescribed by this code or the applicable zone code; and</p> <p>(b) in an enclosed area or otherwise screened from view from the street, other public areas and <i>adjoining properties</i>.</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>AO 12.3 There are no exposed stockpiles of raw or processed materials greater than 30m³ in total volume.</p> <p>AO 12.4 Materials stored on-site that are capable of generating air contaminants either by wind or when disturbed, are managed by:</p> <ul style="list-style-type: none"> (a) being wholly enclosed in a building or storage bins; or (b) a program to suppress material so it cannot become airborne.
<p>PO 13 Development does not release liquid waste or other potential contaminants.</p>	<p>AO 13.1 Development provides for the on-site collection, treatment and disposal of liquid waste and other potential contamination sources.</p> <p>AO 13.2 Development provides for spills to be wholly contained and retained on-site for subsequent removal and disposal by an approved means.</p> <p>AO 13.3 Any material discharged to sewer:</p> <ul style="list-style-type: none"> (a) comprises only normal domestic wastewater; and (b) is not greater in quantity than the design levels specified in Schedule 6: Engineering works and services planning scheme policy. <p>AO 13.4 Roof water is directed away from areas of potential contamination.</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Traffic, parking and access	
<p>PO 14 The design and layout of vehicle parking, loading, crossover and access areas:</p> <p>(a) provides safe and efficient vehicular and pedestrian movement; and</p> <p>(b) enables the loading and unloading of goods and waste to occur wholly within the <i>site</i>; and</p> <p>(c) does not dominate the <i>road frontage</i>; and</p> <p>(d) is visually unobtrusive from the street and complements the character and amenity of the area.</p>	<p>AO 14.1 All vehicle manoeuvring and parking areas on the <i>site</i> are sealed with a material that will reduce the amount of dust generated by vehicle movements.</p> <p>AO 14.2 All loading and unloading facilities are provided on-site.</p> <p>AO 14.3 Crossovers constructed are reinforced industrial rated crossovers in accordance with Schedule 6: Engineering works and services planning scheme policy.</p> <p>AO 14.4 Vehicle parking areas are located at the side or the rear of the <i>front building line</i> on the <i>site</i>.</p> <p>AO 14.5 Visitor parking is located adjacent to the visitor entry to the main building on the <i>site</i>.</p>

Table 9.3.4.2 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Development is located, designed, orientated and constructed to prevent any adverse impacts on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including <i>industry activities</i> and <i>rural activities</i>.</p>	<p>No acceptable outcome is prescribed.</p>
<p>PO 2 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the <i>site</i>, adjoining streets and surrounding area.</p>	<p>AO 2.1 Development design and layout provides:</p> <p>(a) opportunities for casual surveillance and sightlines; and</p> <p>(b) exterior building designs which promote safety; and</p> <p>(c) adequate identification of uses and ownership; and</p> <p>(d) adequate lighting; and</p> <p>(e) appropriate way-finding mechanisms (e.g. signage); and</p> <p>(f) prevention of entrapment locations; and</p> <p>(g) prevention of access to roof areas and other premises.</p>

Table 9.3.4.2 – Industry and infrastructure activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Built form, design, character and scale	
<p>PO 3 Building materials and design features contribute to a high quality aesthetic standard and built form character.</p>	<p>AO 3.1 Building design incorporates a combination of high quality, attractive, durable and low-maintenance materials.</p> <p>AO 3.2 Building design incorporates articulation and variations in colour, parapet design and roofing heights, where possible.</p>
<p>PO 4 Development incorporates graffiti-prevention measures.</p>	<p>AO 4.1 Building and <i>site</i> design incorporates a combination of the following features:</p> <ul style="list-style-type: none"> (a) shrubbery planted against walls and fences; and (b) designs with absence of natural ladders; and (c) minimal unbroken vertical service area; and (d) graffiti-deterrent surfaces.
Environmental management and ecological sustainability	
<p>PO 5 The <i>site</i> layout responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.</p>	<p>AO 5.1 Development ensures:</p> <ul style="list-style-type: none"> (a) earthworks on site are minimised; and (b) natural drainage lines are retained; and (c) existing vegetation (including street trees) is retained.

Table 9.3.4.2 – Industry and infrastructure activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Steep Slopes or Unstable Soils	
<p>PO 6 Where building work is undertaken on a <i>site</i> that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.</p>	<p>AO 6.1 Where building work is undertaken on a <i>site</i> that:</p> <ul style="list-style-type: none"> (a) is on land subject to a slope greater than 15 per cent; or (b) adjoins land that has a slope greater than 15 per cent; or (c) is subject to unstable land <p>A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that:</p> <ul style="list-style-type: none"> • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.

Table 9.3.4.2 – Industry and infrastructure activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<p>PO 7 Development for community infrastructure:</p> <p>(a) is not at risk from the landslide hazards; or will function without impediment from a landslide; and</p> <p>(b) provides access to the infrastructure without impediment from the effects of a landslide; and</p> <p>(c) does not contribute to elevated risk of landslide to adjoining properties.</p>	<p>AO 7.1 Development involving community infrastructure includes measures identified by a site-specific geotechnical assessment prepared by a competent person that ensures:</p> <p>(a) the long-term stability of the site including associated building and infrastructure; and</p> <p>(b) access to the site will not be impeded by a landslide event; and</p> <p>(c) the community infrastructure will not be adversely affected by landslides originating from other land, including land above the site.</p>
Traffic, parking and access	
<p>PO 8 Development minimises any additional non-local traffic into residential streets.</p>	<p>AO 8.1 The primary flow of traffic generated by the development does not utilise local streets within Low density residential zones or Medium density residential zones to access the <i>site</i>.</p>
<p>PO 9 The traffic and parking generated by the proposed development does not:</p> <p>(a) adversely affect the surrounding or future planned road network; and</p> <p>(b) adversely affect the amenity of the surrounding neighborhood; and</p> <p>(c) create safety conflicts with pedestrians; and</p> <p>(d) result in an increased demand for on-street parking.</p>	<p>AO 9.1 A traffic impact assessment report is prepared by a registered professional traffic engineer that:</p> <p>(a) identifies the traffic impact, including any potential safety conflicts related to the development and on-street car parking demands; and</p> <p>(b) demonstrates the <i>site</i> has a safe and convenient vehicular and pedestrian access and parking layout; and</p> <p>(c) outlines mitigation measures to appropriately address the related traffic impacts.</p>
<p>PO 10 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.</p>	<p>AO 10.1 Where new or upgraded road access is proposed:</p> <ul style="list-style-type: none"> If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11). <p>Note—State Controlled Roads are considered higher order than non-State Controlled Roads.</p>
Provisions specific to the Special purpose zone	
<p>PO 11 Non <i>Infrastructure activities</i>:</p> <p>(a) directly support the <i>infrastructure activity</i> on the <i>site</i>; and</p> <p>(b) are ancillary in scale and nature.</p>	<p>No acceptable outcome is prescribed.</p>

Table 9.3.4.2 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Provisions specific to the Rural zone	
PO 12 Development in the rural zone does not adversely impact on the ongoing operation of nearby <i>rural activities</i> .	No acceptable outcome is prescribed.

Table 9.3.4.3 – Industry and infrastructure activities, road and boundary setbacks.

Zone	Minimum Setback to road frontage	Setback to side and rear boundaries
<ul style="list-style-type: none"> • Low impact industry • Medium impact industry • Special purpose 	10 metres (any frontage) where fronting the Barkly highway	6 metres from boundaries shared with land located in the <ul style="list-style-type: none"> • Low density residential zone; or • Medium density residential zone; or • Mixed use zone; or • Rural residential zone.
	6 metres (<i>primary road frontage</i>) to any other road	2 metres from boundaries with any other zone.
	4 metres (<i>secondary road frontage</i>) to any other road	
Special industry	10 metres	10 metres from boundaries to land in another zone
		2 metres from boundaries to land in the Special industry zone
Rural residential	30 metres	20 metres
Rural	200 metres	100 metres
Local Centre	In accordance with Table 9.3.1.3 – Local centre zone road and boundary setbacks	In accordance with Table 9.3.1.3 – Local centre zone road and boundary setbacks
Principal centre	in accordance with Table 9.3.1.4 – Principal centre zone road and boundary setbacks	in accordance with Table 9.3.1.4 – Principal centre zone road and boundary setbacks
All other zones	6 metres	6 metres