

## 6.2.9 Low impact industry zone code

### 6.2.9.1 Application

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

### 6.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Low impact industry zone code is to provide for a range of low impact industrial activities and other activities that are *ancillary* to or compatible with *low impact industry* activities and do not compromise the operation of industrial activities or the integrity of the Low impact industry zone.
- (2) The purpose of the Low impact industry zone code will be achieved through the following overall outcomes:-
  - (a) development provides predominantly for low intensity industry activities, including *low impact industry, research and technology industry, service industry, transport depot* and *warehouse* uses;
  - (b) non-industrial activities, including *caretakers accommodation, small scale food and drink outlets* primarily servicing local employees, *agricultural supplies stores* and *service stations* may be established in the zone where they directly support or are compatible with the ongoing industrial use of the zone;
  - (c) other non-industrial activities which, although not *ancillary* to, are compatible with industrial activities, such as certain community activities and *indoor sport and recreation* activities, may also be established where they do not compromise the ongoing operation and viability of industrial activities or the integrity of the Low impact industry zone;
  - (d) existing and planned industrial activities are protected from the intrusion of incompatible activities that may compromise or conflict with the primary use of the premises for industry purposes;
  - (e) development provides for a range of lot sizes to cater for varying industrial needs and user requirements;
  - (f) industrial activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
  - (g) development is sympathetic to the existing and planned scale and character of the *streetscape* and surrounding development;
  - (h) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
  - (i) development ensures that industrial activities are located, designed and managed to maintain public health and safety and minimise adverse impacts on the natural environment, non-industrial land and *sensitive land uses*;
  - (j) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;

- (k) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (l) industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
- (m) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (n) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (o) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (p) development provides for the following:-
  - (i) a use listed as a consistent use in column 1 of **Table 6.2.9.2.1 (Consistent uses and potentially consistent uses in the Low impact industry zone)** to occur in the Low impact industry zone; and
  - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.9.2.1** to occur in the Low impact industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.9.2.1** is an inconsistent use and is not intended to occur in the Low impact industry zone.

**Table 6.2.9.2.1 Consistent uses and potentially consistent uses in the Low impact industry zone**

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>Residential activities</b>	
<i>Caretaker's accommodation</i>	None
<b>Business activities</b>	
(a) <i>Agricultural supplies store</i> (b) <i>Car wash</i> (c) <i>Food and drink outlet</i> (where having a gross leasable floor area not exceeding 100m <sup>2</sup> ) (d) <i>Hardware and trade supplies</i> (where the primary purpose is for trade supplies) (e) <i>Service station</i> (f) <i>Theatre</i> (where for a film studio or music recording studio) (g) <i>Veterinary services</i>	(a) <i>Food and drink outlet</i> (where having a gross leasable floor area exceeding 100m <sup>2</sup> ) (b) <i>Funeral parlour</i> (c) <i>Sales office</i>
<b>Industrial activities</b>	
(a) <i>Bulk landscape supplies</i> (b) <i>Low impact industry</i> (c) <i>Research and technology industry</i> (d) <i>Service industry</i> (e) <i>Transport depot</i> (f) <i>Warehouse</i>	None
<b>Community activities</b>	
(a) <i>Community use</i> (where located on Council owned or controlled land and undertaken by or on behalf of the Council) (b) <i>Crematorium</i> (c) <i>Emergency services</i> (d) <i>Place of worship</i>	None
<b>Sport and recreation activities</b>	
(a) <i>Indoor sport and recreation</i> (b) <i>Park</i>	None
<b>Other activities</b>	
(a) <i>Substation</i> (b) <i>Telecommunications facility</i> (c) <i>Utility installation</i> (where local utility)	None