

6.2.8 Low impact industry zone code

6.2.8.1 Application

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)**.

6.2.8.2 Purpose

(1) The purpose of the low impact industry zone is to provide for:-

- (a) service industry and low impact industry; and
- (c) other uses and activities that:-
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

Editor's note—**Table SC1.3.1 (Industry thresholds)** in **Schedule 1 (Definitions)** provides examples of low impact industry, medium impact industry, high impact industry and special industry uses.

(2) The purpose of the Low impact industry zone code will be achieved through the following overall outcomes:-

- (a) uses in the zone are predominantly for low intensity, low impact and service industrial activities being of a nature, scale and intensity that are compatible with intended development in the surrounding area;
- (b) non-industrial development in the zone is limited to uses that are ancillary to and directly support the on-going industrial use of the zone; or uses which are compatible with industrial uses and which are located and designed to not compromise the ongoing operation and viability of industrial uses or of existing or planned centres;
- (c) existing and planned industrial uses are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes;
- (d) development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive uses;
- (e) development positively contributes to the image of the Fraser Coast through a high quality of built form and landscaping in keeping with the expectations of a modern, safe, and attractive industrial environment;
- (f) development is provided with the full range of urban services to support the needs of the community;
- (g) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and

- (h) development in **Precinct LII1 (City Reach)** provides a transition of development intensity from the Maryborough CBD through to the adjacent high impact industry area on Kent Street. Compatible land uses are encouraged to ensure that commercial, tourism, entertainment and recreation activities are established along the Mary River's edge closest to Maryborough CBD and at the end of Wharf Street, whilst industry uses occur closer to the established industrial area along Kent Street.

6.2.8.3 Assessment benchmarks

Table 6.2.8.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Industrial uses			
PO1	Uses in the zone are predominantly for low intensity, low impact industrial activities, including low impact industry, research and technology industry, service industry and warehouse uses.	AO1	No acceptable outcome provided.
Non-industrial uses			
PO2	Non-industrial uses, including caretakers' accommodation and food and drink outlets (e.g. take-away stores and snack bars) may be established where ancillary to and directly supporting the ongoing industrial use of the zone.	AO2	No acceptable outcome provided.
PO3	Other non-industrial uses which are not ancillary to, but are compatible with, industrial uses, including agricultural supplies stores, hardware and trade supplies, service stations and veterinary services, may also be established in the zone. Such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial uses.	AO3	No acceptable outcome provided.
General			
PO4	Development has a predominantly low-rise built form that is sympathetic to the intended scale and character of the streetscape and surrounding area.	AO4	Development has a maximum building height of 10.0m above ground level.
PO5	Development is located, designed and operated to be responsive to the Fraser Coast's sub-tropical climate ¹⁶ and minimises the consumption of energy and water.	AO5	No acceptable outcome provided.
PO6	Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.	AO6	No acceptable outcome provided.
PO7	Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	AO7	No acceptable outcome provided.
PO8	Development is provided with the full range of urban services to support industry and employment needs, including parks,	AO8	No acceptable outcome provided.

¹⁶ Editor's note—the publication *Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers*, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles.

Performance outcomes		Acceptable outcomes	
	reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.		
PO9	Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO9	No acceptable outcome provided.
Development in Precinct LI1 (City Reach)			
PO10	<p>Development in Precinct LI1 (City Reach) provides for the following:-</p> <ul style="list-style-type: none"> (a) uses and activities contribute to the establishment of a vibrant and active mixed-use river-side precinct that accommodates a range of tourism, recreation, business, community, and industry uses; (b) the maritime functions of the precinct is promoted with appropriately located port services and landings providing safe and efficient access points for the docking of vessels, the loading and unloading of goods and passengers and the launching and retrieval of vessels; (c) development within this precinct is sited and designed in a flood resilient manner, recognising the flood hazard area and associated constraints of the City Reach precinct; (d) buildings and structures are designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development, with a maximum building height of 15.0m above ground level; and (e) development provides and maintains a high level of amenity, safety and design quality and is set amongst attractive landscaped grounds. 	AO10	<p>No acceptable outcome provided.</p> <p>Note—in relation to performance outcome PO10(a), the types of uses and activities encouraged within Precinct LI1 (City Reach) includes:-</p> <ul style="list-style-type: none"> (a) tourism activities – tourist park; (b) business activities – port services (marina), food and drink outlet, markets, offices, sales office and shops; (c) entertainment activities – clubs, function facilities and tourist attractions; (d) industry activities – low impact industry, marine industry, research and technology industry, service industry and warehouses; (e) community activities – community uses; and (f) recreation activities – parks.