

## 6.2.5 Industry zones category

### 6.2.5.1 Low impact industry zone code

- (1) The purpose of the Low impact industry zone code is to provide for warehouse, service and low impact industry uses. The Low impact industry zone may include non-industrial and business uses that support industrial activities where they do not compromise the long-term use of the land for industrial purposes.
- (2) The local government purpose of the code is to:
  - (a) Implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 1: Brisbane's globally competitive economy, Element 1.2 – Brisbane's industrial economy and Element 1.3 – Brisbane's population serving economy;
    - (ii) Theme 5: Brisbane's CityShape, Element 5.2 – Brisbane's Major Industry Areas,
  - (b) Facilitate and maintain the long term viability of industrial uses by excluding incompatible development and encouraging a broad range of industry that is compatible with adjacent residential areas.
  - (c) Ensure development for an industrial use in a flood prone location is appropriate to minimise potential off site impacts during and after a flood event.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development provides for low impact industry throughout the Low impact industry zone.
  - (b) Development for a medium impact industry:
    - (i) is located at an appropriate distance from sensitive uses;
    - (ii) addresses amenity, health and wellbeing impacts.
  - (c) Development for an industrial use meets the requirements for separation from sensitive uses to minimise the likelihood of environmental harm or environmental nuisance.
  - (d) Development protects the viability of existing and future industry from the intrusion of incompatible uses.
  - (e) Development for a stand alone office is not accommodated.
  - (f) Development for a use that is ancillary to an industrial use on the same site, such as an office function, or small scale shop or food and drink outlet that directly supports the industry and workers may be accommodated.
  - (g) Development for an industrial use is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
  - (h) Development provides a built form, massing and setback that contributes to a high standard of amenity.
  - (i) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.
  - (j) Development in a flood prone area is limited to uses that are compatible with minimising off site impacts in the event of a flood.