

6.2.910 Low impact industry zone code



Photograph 6.2.910-1
Example of a Low impact industry zone located in Arundel. Photograph by Remco Jansen.

6.2.910.1 Application

This code applies to assessing all development in the Low impact industry zone.

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

Where development is identified in the **Future low impact industry precinct**, additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.910.2 Purpose

- (1) The purpose of the Low impact industry zone code is to provide for service and low impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.

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

(a) Land uses –

- (i) include low impacting industrial activities such as low impact industry, service industry and warehouse;
- (ii) that have high potential for impacts on amenity but support the concentration of industry activities in the zone may be considered providing impacts are effectively mitigated, these include bulk landscape supplies, marine industries, medium impact industries, aquaculture and renewable energy facilities;
- (iii) include a limited range of complementary uses that support the immediate industrial area such as food and drink outlets, shops, health care services and hardware trade supplies;

- (iv) that may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include indoor sport and recreation and showrooms where directly fronting Spencer Road (north of Pappas Way), Nerang, car washes, research and technology industries, garden centres, veterinary services, service stations, community uses, crematoriums, funeral parlours, medium-to-large scale places of worship, agricultural supply stores, animal keeping, manufacturer's shop, wholesale nurseries, parking stations, transport depots and theatres (music recording studios);
- (v) include brothels;
- (vi) that are incompatible and have the potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and
- (vii) do not include special industry.

(b) **Amenity –**

Development achieves a level of amenity reasonably expected in a low impact industry environment having regard to:

- (i) the qualities of the locality;
- (ii) built form, scale and visual amenity;
- (iii) noise, privacy, safety, glare, odour, light and vibration;
- (iv) contaminated substances, hazardous chemicals and emissions; and
- (v) traffic, parking, servicing and hours of operation.

(c) Character consists of –

- (i) large, unobtrusive buildings that are creatively designed to be visually appealing and functional;
- (ii) legible and attractive streetscapes with wide streets that provide easy site access; and
- (iii) extensive landscaping where adjoining sensitive land uses and transport corridors.

(ed) Built form –

- (i) allows for a flexible range of low impact industrial activities while not impacting on the amenity of nearby residential and open space areas and
- (ii) has a building height and structure height that does not exceed that indicated on the Building height overlay map.

Note: The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.

(ee) Lot design –

- (i) allows for the efficient operation of low impact industrial activities.

(ef) Variations in the zone are –

- (i) **Future low impact industry precinct.**

(3) The purpose of the **Future low impact industry precinct** will be achieved through the following additional overall outcomes:

- (a) To identify and protect land reserved for Low impact industry that currently lacks the adequate infrastructure.
- (b) Industrial development is staged and designed to provide for appropriate infrastructure to meet Council's desired standard of service for industrial uses.
- (c) Development out-of sequence with water/sewer infrastructure secures agreements from downstream land holders and bears the full cost of providing the necessary infrastructure to Council's standards.
- (d) Interim land uses and subdivisions do not compromise the capacity of the precinct to develop intensively for low impact industry activities.

Comment [MU3 - CP1]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU2 - CP2]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP3]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

- (e) Land uses do not place unreasonable impacts on the amenity of nearby sensitive land uses by locating low impacting industrial uses at least 50m from a zone for sensitive land uses or a dwelling house in the rural zone.

6.2.910.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

Table 6.2.910-1: Low impact industry zone code – for accepted development subject to requirements

Required outcomes	
Height	<p>RO1</p> <p>Building height and structure height does not exceed that shown on the Building height overlay map. Building height does not exceed 15m.</p> <p>AND</p> <p>Structures do not exceed a height of 15m.</p>

Advisory note

Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

Comment [CB4]: Theme: Height and density - creating a sustainable city shape; Item 1&2 – Building height overlay map and new building height categories

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.910-2: Low impact industry zone code – for assessable development

Performance outcomes	Acceptable outcomes
Site cover	

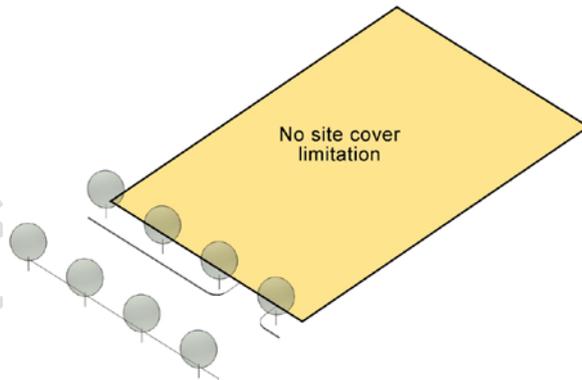


Figure 6.2.910-1
Illustration showing Low impact industry zone site cover outcomes

PO1	AO1
<p>Building height and structure height does not exceed that shown on the Building height overlay map. Development is of a height that:</p> <p>(a) is consistent with the surrounding industrial built form;</p> <p>(b) allows for the effective operation of the use; and</p> <p>(c) does not impact on the amenity of residential uses.</p>	<p>No acceptable outcome provided. Building height does not exceed 15m.</p> <p>AND</p> <p>Structures do not exceed a height of 15m.</p>

Comment [CB5]: Theme: Height and density - creating a sustainable city shape; Item 1&2 – Building height overlay map and new building height categories

Performance outcomes	Acceptable outcomes
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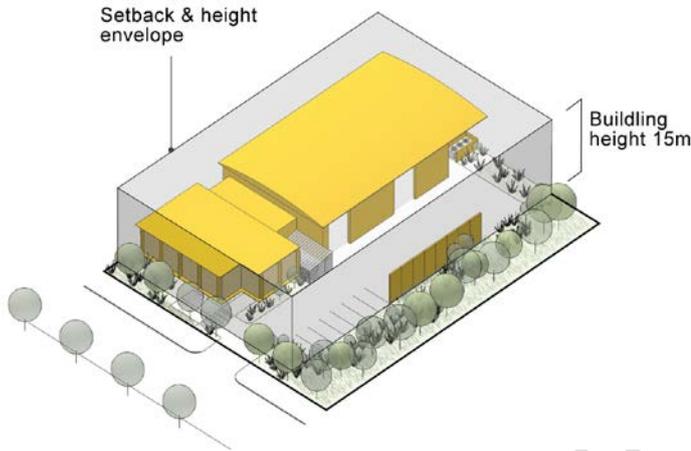


Figure 6.2.910-2
Illustration showing Low impact industry zone setback and height outcomes

Amenity

PO2

Development achieves a level of amenity reasonably expected in a low impact industry acknowledging having regard to:

- (a) the qualities of the locality;
- (b) built form, scale and visual amenity;
- (c) noise, privacy, safety, glare, odour, light and vibration;
- (d) contaminated substances, hazardous chemicals and emissions; and
- (e) traffic, parking, servicing and hours of operation.

AO2

No acceptable outcome provided.

Comment [MU3 - CP6]: Theme: Built form and urban design – the importance; Item 9 – Built form improvements

Lot design (for subdivision only)

PQ2PO3

Lots are of a size that support low impact industrial activity and configured to operate efficiently and effectively.

AO2AO3.1

Minimum lot size is 1,000m² or that shown on the **Minimum lot size overlay map**, whichever is greater, exclusive of any access strip or access easement for rear lots.

AO2AO3.2

Minimum road frontage and average lot width are 25m.
OR
For rear lots the average lot width is 25m.

PQ3PO4

Future low impact industry precinct

Reconfiguration of lots do not fragment land in the future low impact industry precinct until it is developed for its intended industrial purposes.

AO3AO4

Future low impact industry precinct

Minimum lot size is 20ha.

Out of sequence development

PQ4PO5

Future low impact industry precinct

Where development does not have an immediate connection to adequate infrastructure the proposal must demonstrate that:

- (a) the development is staged and designed to provide for

AO4AO5

Future low impact industry precinct

No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>appropriate infrastructure to meet Council's standard of service;</p> <p>(b) downstream property owner agreements are secured for the provision of the necessary infrastructure through their land;</p> <p>(c) interim land uses do not compromise the capacity of the precinct to develop intensively for low impact industry activities; and</p> <p>(d) the necessary infrastructure is provided to Council's standards, at no cost to Council.</p>	

Draft for Public Consultation