

# Zone: Low Impact Industry

This Code applies to development where the Code is identified as being applicable in the table of assessment for the Low Impact Industry Zone and development is within the Low Impact Industry Zone as identified on the Zoning maps contained within Schedule 2.

When using this Code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in part 5.

## PURPOSE

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.

The overall outcomes sought for the Low Impact Industry Zone Code are as follows:

1. The Zone primarily accommodates a range of small scale industrial uses which have low levels of potential impacts on surrounding uses and often provide services to the general public.
2. Other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the Zone. Office and direct sales are only established where ancillary to an industrial activity on the site.
3. Where appropriate, uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust can be facilitated in the Low Impact Industry Zone:
  - (i) Agricultural supplies;
  - (ii) Bulk Landscaping supplies;
  - (iii) Garden centres;
  - (iv) Hardware and trade supplies;
  - (v) Outdoor sales; and
  - (vi) Wholesale nurseries.
4. The viability of both existing and future industrial uses are protected from the intrusion of incompatible land uses. Medium impact industry, high impact industry and special industry uses, due to their likely negative impacts on environmental values, wellbeing and safety are not located within the Low Impact Industry Zone.
5. Non-industrial activities do not compromise the viability of the Western Downs Activity Centre Network and are located where they do not impact adversely on the role and function of the Low Impact Industry Zone.
6. Any interface between industrial uses and sensitive land uses is designed and managed to minimise adverse impacts.
7. Any proposed reconfiguring of lots must facilitate allotments to ensure that battleaxe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the Street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
8. Development provides for a high level of amenity and high quality built form that is complementary to and enhances the existing built form typology and landscape character of the Low Impact Industry zone.
9. Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
10. Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long-term protection of these features.
11. Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CEPTED).
12. Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality.
13. Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
14. Where development is not consistent with the purpose and intent of the Low impact industry zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

# Zone: Low Impact Industry

## WE WOULD LIKE TO SEE

<p>Agricultural supplies store</p>	<p>Bulk landscape supplies</p>	<p>Garden centre</p>	<p>Hardware and trade supplies</p>	<p>Low impact industry</p>	<p>Outdoor sales</p>
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## WE WILL CONSIDER

<p>Rural industry</p>	<p>Service station</p>	<p>Substation</p>	<p>Telecommunications facility</p>	<p>Utility installation</p>	<p>Wholesale nursery</p>
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## WE WOULD PREFER NOT TO SEE

<p>Child care centre</p>	<p>Community use</p>	<p>Extractive industry</p>	<p>Multiple dwelling</p>	<p>Shop</p>	<p>Showroom</p>
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## AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

<p>Minimum lot size and frontage</p> <p>Minimum area 2000m<sup>2</sup></p> <p>Minimum frontage of 40m</p>	<p>Building height</p> <p>Maximum of 10m above natural ground level and no more than two storeys</p>	<p>Setbacks</p>	<p>Site cover</p> <p>Maximum 75% of the total site area for a single storey</p>	<p>Landscaping</p>
<p>Building materials and design</p> <p>External walls on a Street frontage</p> <p>Max. length 15m</p>	<p>Environment</p>	<p>Amenity protection</p>	<p>Water quality management</p>	<p>Crime prevention through environmental design</p>

## FOR MORE INFORMATION

Visit: [www.wdrc.qld.gov.au](http://www.wdrc.qld.gov.au)  
 Contact: Planning Dept on (07) 4679 4000  
 Email: [info@wdrc.qld.gov.au](mailto:info@wdrc.qld.gov.au)  
 and request an appointment with a Planning Officer

The contents of this information sheet have been prepared in order to assist residents to understand the Western Downs Planning Scheme 2017 incorporating Amendment 1. This information is a general overview only. For full details in relation to the applicable provisions of the Planning Scheme that affect proposed development, please refer to the Western Downs Planning Scheme 2017 incorporating Amendment 1.

