6.2.5 Industry zones category

6.2.5.1 Low impact industry zone code

1. The purpose of the low impact industry zone is to provide for:
2. service industry and low impact industry; and
3. other uses and activities that:
4. support industry activities; and
5. do not compromise the future use of premises for industry activities.
6. The purpose of the zone will be achieved through the following overall outcomes:
7. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
8. Theme 1: Brisbane's globally competitive economy, Element 1.2 – Brisbane's industrial economy and Element 1.3 – Brisbane's population-serving economy;
9. Theme 5: Brisbane's CityShape, Element 5.2 – Brisbane's Major Industry Areas.
10. Development facilitates and maintains the long-term viability of industrial uses by encouraging a broad range of industry that is compatible with adjacent residential areas.
11. Development provides for low impact industry, service industry and warehouse uses throughout the Low impact industry zone.
12. Development for a medium impact industry:
13. is located at an appropriate distance from sensitive uses;
14. avoids or minimises noise and air emissions to meet noise and air quality criteria at sensitive zones.
15. Development for an industrial use meets the requirements for separation from sensitive uses to minimise the likelihood of environmental harm or environmental nuisance.
16. Development protects the viability of existing and future industry by excluding incompatible development.
17. Development for a stand-alone office is not accommodated.
18. 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.
19. Development for an industrial use is located, designed and managed to maintain safety to people and provide a buffer, to avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land including sensitive uses.
20. Development is of a built form, mass and setback that contribute to a high standard of amenity.
21. 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.
22. Development in a flood-prone area is limited to uses that are compatible with minimising potential off-site impacts during and after a flood event.