

6.2.9 Low impact industry zone code

6.2.9.1 Application

- (1) This code applies to assessing development in the Low impact industry zone.
- (2) When using this code, reference should be made to Part 5.

6.2.9.2 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 local government purpose of the code is to recognise that parts of the region are characterised by land in transition from residential land use to industrial land use. Low impact industry land uses are preferred in these locations over residential or other forms of incompatible land use. Development ensures that any interface between industrial and sensitive land uses minimise the impact on amenity and safety.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a range of industrial uses that satisfy the purpose of the zone will be facilitated, provided that there are no undue impacts on adjacent residential living environments;
 - (b) other uses such as food and drink outlets and warehouses that are ancillary to, and directly support, the industrial area are facilitated;
 - (c) accommodation activities, other than caretaker’s accommodation, are not established within the zone;
 - (d) lot sizes are of a sufficient size to cater for a range of low impact industrial and ancillary land uses;
 - (e) the scale, character and built form of development contributes to a high standard of amenity;
 - (f) development reflects and responds to the natural features and constraints of the land.

6.2.9.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.9.3.a – Low impact industry zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
<p>PO1 The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p>	<p>AO1.1 Buildings and structures are not more than 11 metres in height.</p> <p>Note - Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
<p>Note – The site coverage stated within AO1.1 and the setbacks stated in AO2.1 of the Industry design code correspond with the height stated in AO1.1 of this code. Where a proposed development exceeds the height stated in AO1.1 of this code, the proposed development will also be assessed against PO1 and PO2 of the Industry design code.</p>	
For assessable development	
Uses and other development	
<p>PO2 Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p>AO2.1 No acceptable outcomes are provided.</p>
<p>PO3 Non-industrial activities compatible with the Low impact industry zone include those that:</p> <ul style="list-style-type: none"> (a) do not compromise the hierarchy of centres in the region; (b) complement industrial activities; (c) generally operate in daylight hours; (d) provide a direct service to the nearby workforce. 	<p>AO3.1 No acceptable outcomes are provided.</p>
Site constraints	
<p>PO4 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO4.1 No acceptable outcomes are provided.</p>