

Zone: Industry Zones

Your guide to navigating the Whitsunday Regional Council Planning Scheme.

PURPOSE

The purpose of the four industry zones is to provide land to support a variety of industrial uses. Zonings and industry thresholds seek to accommodate varying industrial intensities and avoid conflict from associated offsite impacts on surrounding sensitive uses.



INDUSTRY THRESHOLDS

SPECIAL INDUSTRY

The purpose of the Specialised industry zone is to provide for specialised industrial uses and noxious or hazardous high impact industry uses that have the potential to generate significant offsite impacts.

HIGH IMPACT INDUSTRY

The purpose of the High impact industry zone is to provide for high intensity, high impact industry and medium impact industry activities that have the potential to generate significant offsite impacts.

MEDIUM IMPACT INDUSTRY

The purpose of the Medium impact industry zone is to provide for low to medium intensity and low to medium impact Industry activities, including bulk landscape supplies, low impact industry, medium impact industry, research and technology industry, service industry and warehouse uses.

LOW IMPACT INDUSTRY

The purpose of the Low impact industry zone is to provide for service and low impact industry uses such as low impact industry, bulk landscape supplies, research and technology and warehouses of a nature and scale that are compatible with intended development in the surrounding area.

Factors affecting industry threshold

- Schedule 1.1.2 -

1. Type and intensity of product, processing or service provided;
2. Quantity of manufactured product per annum;
3. Noxious, hazardous or flammable chemicals on premises;
4. Aerosols and emissions associated with use;
5. Noise associated with use.

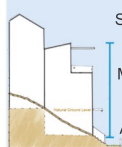
See **Schedule 1.1.2** of the Planning Scheme for guidance on industry thresholds.

AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

Min lot size and dimensions

varies pending industry threshold

Building Height

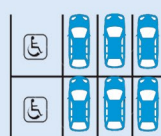


Special industry = 20m
High impact = 15m
Medium impact = 15m
Low impact = 10m
Above natural ground level

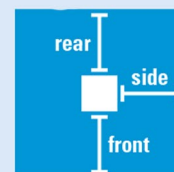
Integration with surrounding area



Car parking and traffic



Setbacks



Site Cover

Max 75% coverage for all buildings and structures

Environmentally sensitive design



Amenity



Water Quality



Industry threshold



Industry Zones

Preferred uses within the Industry zones

PREFERRED USES - LOW IMPACT			LEVELS OF ASSESSMENT	
		Low impact industry	ACCEPTED Caretaker's accommodation Agricultural supply store Car wash Garden centre Hardware and trade supplies Outdoor sales Veterinary services Bulk landscape supplies Low impact industry Research and technology Service industry Warehouse Rural industry	CODE ASSESSABLE Food and drink outlet Office Service station Showroom Medium impact industry Funeral Parlour
		Bulk landscape supplies		
		Service industry		
PREFERRED USES - MEDIUM IMPACT			LEVELS OF ASSESSMENT	
		Medium impact industry	ACCEPTED Caretaker's accommodation Agricultural supply store Garden centre Hardware and trade supplies Outdoor sales Low impact industry Medium impact industry Research and technology Service industry Warehouse	CODE ASSESSABLE Car wash Food and drink outlet Office Service station Showroom Veterinary services Bulk landscape supplies
		Service industry		
		Research and technology		
PREFERRED USES - HIGH IMPACT			LEVELS OF ASSESSMENT	
		High impact industry	ACCEPTED Caretaker's accommodation Medium impact industry	CODE ASSESSABLE Food and drink outlet Office Service station High impact industry Crematorium Air services
		Crematorium		
		Medium impact industry		
PREFERRED USES - SPECIAL INDUSTRY			LEVELS OF ASSESSMENT	
		High impact industry	ACCEPTED Caretaker's accommodation	CODE ASSESSABLE High impact industry Special industry
		Special industry		 If use not stated in these columns, development is not preferred in the zone and is therefore impact assessable. development

FOR MORE INFORMATION

Visit the Whitsunday Planning Scheme on Councils website; or

Contact: Strategic Planning on 1300 972 753

Email: info@whitsundayrc.qld.gov.au