

## 6.6 Industrial zones category

### 6.6.1 Low impact industry zone code

#### 6.6.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work 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.

#### 6.6.1.2 Purpose

The purpose of the Low impact industry zone is to provide for—

- (a) service industry and low impact industry; and
- (b) other uses and activities that—
  - (i) support industry activities; and
  - (ii) do not compromise the future use of premises for industry activities.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Where possible, the Low impact industry zone will provide a buffer between higher impact industry zones, and sensitive land uses and zones that permit sensitive land uses.
- (2) A range of low impact industry and service industry uses that satisfy the purpose of the Zone are facilitated.
- (3) Small-scale *non-industry activities* that support low impact industry or service industry uses or that are more suitable to an industrial area than other parts of the City are supported where appropriate.
- (4) On-site *non-industry activities* that support the primary low impact industry or service industry use on the site, such as office and sales areas:
  - (a) are of a scale that is ancillary to the primary use on the *site*; and
  - (b) do not compromise the ongoing operation and viability of surrounding uses in the Zone; and
  - (c) do not compromise the integrity of the Zone.
- (5) The viability of existing and future low impact industry and service industry uses is protected from the intrusion of incompatible uses, including, but not limited to, sensitive land uses, medium impact industry uses and special industry uses.
- (6) The scale, character and built form of development contributes to a high standard of amenity on-site and off-site.
- (7) Development is located, designed, operated and managed to:
  - (a) maintain or enhance the safety of people and integrity of infrastructure; and
  - (b) not result in environmental harm; and
  - (c) avoid adverse impacts on the surrounding area, including, but not limited to, adverse impacts caused by traffic generation, or emissions of noise, odour, lighting, dust or smoke; and
  - (d) avoid adverse impacts on nearby non-industrial zoned land; and
  - (e) provide safe vehicle, cyclist and pedestrian access to, and egress from, the *site*; and
  - (f) avoid adverse on-site and off-site impacts on natural features and processes, including, but not limited to, creeks, gullies, waterways, wetlands and vegetation; and
  - (g) avoid, or where avoidance is not practicable, minimise, any risk of air pollution or contamination of land or water.
- (8) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, bushfire and flooding.
- (9) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.

- (10) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure, including, but not limited to, railways, airports and highways.
- (11) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (12) Development is to be functional, and attractively designed and presented.
- (13) Development is supported by appropriately designed transport infrastructure that facilitates efficient transport use, safe cycling and walking.
- (14) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (15) Development is provided with appropriate infrastructure and services.