

Zone: Industry

The purpose of the Industry zone is to provide for:

- a variety of industry activities; and
- other uses and activities that:
 - support industry activities; and
 - do not compromise the future use of premises for industry activities.

The purpose of the Industry zone is achieved through the following overall outcomes, including but not limited to:

- The Industry zone facilitates the provision of a wide range of Industry activities that:
 - contribute positively to the economic prosperity of the Lockyer Valley;
 - service the needs of local communities and businesses;
 - avoid harming matters of environmental significance, ecological processes and ecological connectivity; and
 - protect and maintain the scenic landscape values and residential amenity in the locality.
- The Industry zone contains high quality, fully serviced, accessible land accommodating a wide range of industrial and supporting activities.
- The viability of both existing and future industry activities, particularly Industry activities that are difficult to accommodate in other zones due to their potential impacts, are protected from the intrusion of incompatible land uses.
- Special industry and High impact industry uses are not located where they will cause adverse effects on residential amenity.

- The scale, character and built form of development contributes to a high standard of amenity and are in keeping with the expectations of a modern, safe and attractive industrial environment. Development is sympathetic to the existing and planned scale and character of the streetscape and surrounding development.
- Non-industrial uses may be included in the zone, but only where these uses support industry activities and will not compromise the continuing operation and viability of industry activities or the integrity of the zone.
- Non-industrial uses are limited to commercial and residential activities that support industry activities and provide direct services to people employed in the area, e.g. small scale Food and drink outlets and Caretaker's accommodation.
- Residential activities, or sensitive land uses avoid locating in or near this zone to minimise reverse amenity impacts.
- Development minimises potential external impacts such as loss of amenity for surrounding sites, including impacts from air, light, noise, odours, dust, waste, vibration, overlooking, public health and safety.
- Development that is incompatible with existing and approved industrial uses is located to avoid adverse effects and, where this is not possible, development is designed to minimise the effects.
- Development provides effective screening and buffering from industry activities to adjacent residential activities, or sensitive uses, to protect residential amenity and environmental values of the surrounding land.
- Industry activities are located to have the most direct, safe and efficient access to the transport network.

EXAMPLES OF CONSISTENT USES

Agricultural supplies store Brothel Car wash Emergency services Funeral parlour Hardware and trade supplies High Impact Industry	Indoor sport and recreation Low Impact Industry Medium Impact Industry Outdoor sales Parking station Renewable energy facility Research and technology industry Service station	Showroom Substation Telecommunications facility Transport depot Veterinary service Warehouse Wholesale nursery Winery
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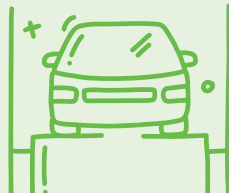
Zone: Industry

WE WOULD LIKE TO SEE

Garden Centre



Low impact industry



Service Industry



Medium Impact Industry



WE WILL CONSIDER

Aquaculture



Bulk Landscape Supplies



Food and Drink Outlet



High Impact Industry

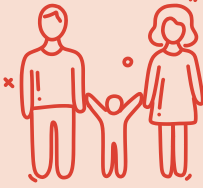


WE WOULD PREFER NOT TO SEE

Dwelling House



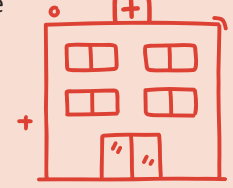
Community Uses



Childcare Centre

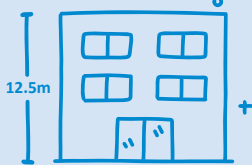


Health Care Centre

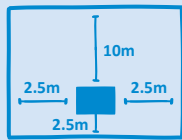


AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

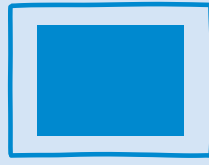
Building Height - **12.5m maximum**



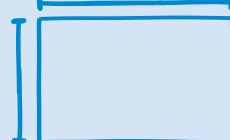
Setback - **10m** from road frontage and **2.5m** from all other



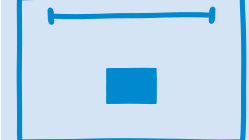
Site Cover - **70% maximum**



Lot Size - **4,000m² minimum** for subdivision



Frontage - **40m minimum** for subdivision



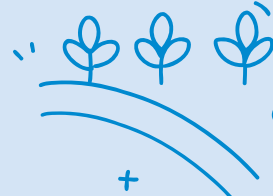
Water Quality



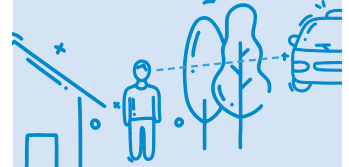
Amenity



Landscaping



Crime Prevention Through Environment Design (CPTED)



FOR MORE INFORMATION

Visit: www.lockyervalley.qld.gov.au
 Contact: Council's Growth & Policy Team on **1300 005 872**
 Email: planningscheme@lvrqld.gov.au
 Book: [An appointment with a Planning Officer](#)



Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.

