

## 6.2.10 Medium impact industry zone code

### 6.2.10.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Medium impact industry zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Medium impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

### 6.2.10.2 Purpose and overall outcomes

- (1) The purpose of the Medium impact industry zone code is to provide for a range of low and medium impact industrial activities and limited non-industrial activities that are *ancillary* to industrial activities and do not compromise the operation of industrial activities or the integrity of the Medium impact industry zone.
- (2) The purpose of the Medium impact industry zone code will be achieved through the following overall outcomes:-
  - (a) development provides predominantly for low to medium intensity industrial activities, including *low impact industry, medium impact industry, research and technology industry, service industry, transport depot and warehouse uses*;
  - (b) non-industrial activities, including *caretakers accommodation, small scale food and drink outlets* primarily servicing local employees, *service stations* and *veterinary services* may also be established in the zone where they directly support or are compatible with the ongoing industrial use of the zone;
  - (c) existing and planned industrial activities are protected from the intrusion of incompatible activities that may compromise or conflict with the primary use of the premises for industry purposes;
  - (d) development provides for a range of lot sizes to cater for varying industrial needs and user requirements;
  - (e) industrial activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design in keeping with the expectations of a modern, safe, and attractive industrial environment;
  - (f) development is sympathetic to the existing and planned scale and character of the *streetscape* and surrounding development;
  - (g) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
  - (h) development ensures that uses and works for industrial activities are located, designed and managed to maintain public health and safety and minimise adverse impacts on the natural environment, non-industrial land and sensitive uses;
  - (i) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways, wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
  - (j) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;

- (k) industrial activities have access to the appropriate level of transport infrastructure and do not interfere with the safe and efficient operation of the surrounding road network;
- (l) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (m) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (n) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (o) development provides for the following:-
  - (i) a use listed as a consistent use in column 1 of **Table 6.2.10.2.1 (Consistent uses and potentially consistent uses in the Medium impact industry zone)** to occur in the Medium impact industry zone; and
  - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.10.2.1** to occur in the Medium impact industry zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in of **Table 6.2.10.2.1** is an inconsistent use and is not intended to occur in the Medium impact industry zone.

**Table 6.2.10.2.1 Consistent uses and potentially consistent uses in the Medium impact industry zone**

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>Residential activities</b>	
<i>Caretaker's accommodation</i>	None
<b>Business activities</b>	
(a) <i>Car wash</i> (b) <i>Food and drink outlet</i> (where having a gross leasable floor area not exceeding 100m <sup>2</sup> ) (c) <i>Hardware and trade supplies</i> (where the primary purpose is for trade supplies) (d) <i>Service station</i> (e) <i>Veterinary services</i>	(a) <i>Agricultural supplies store</i> (b) <i>Food and drink outlet</i> (where having a gross leasable floor area exceeding 100m <sup>2</sup> ) (c) <i>Sales office</i>
<b>Industrial activities</b>	
(a) <i>Bulk landscape supplies</i> (b) <i>Low impact industry</i> (c) <i>Medium impact industry</i> (d) <i>Research and technology industry</i> (e) <i>Service industry</i> (f) <i>Transport depot</i> (g) <i>Warehouse</i>	<i>High impact industry</i> (where located in the Coolum Industry Park)
<b>Community activities</b>	
(a) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> ) (b) <i>Crematorium</i> (c) <i>Emergency services</i>	None
<b>Sport and recreation activities</b>	
<i>Park</i>	None
<b>Other activities</b>	
(a) <i>Substation</i> (b) <i>Telecommunications facility</i> (c) <i>Utility installation</i> (where a <i>local utility</i> )	None