



## PLANNING SCHEME

# Information sheet

### Industry category zones

This information sheet explains the industry category zones used in the Livingstone Planning Scheme 2018.

#### What Industrial category zones are included in the planning scheme?

The Livingstone Planning Scheme contains two industry category zones:

- Low impact industry zone; and
- Medium impact industry zone.

#### Low impact industry zone

This zone provides for a range and mixture of low impact uses from within the industry activities group, business activities group, and special activities group as the preferred land uses within the zone.

Examples of potential uses in the zone include: low impact industry, service industry, warehouse, agricultural supplies store, garden centre, hardware and trade supplies, emergency services, transport depot or other compatible uses.

Reference should be made to the definitions contained in Schedule 1 of the planning scheme.



Figure 1: Example Map - Low impact industry zone



Figure 2: Low impact industrial area

### Medium impact industry zone

This zone provides for a range and mixture of uses from within the industry activities group, business activities group, and special activities group as the preferred land use within the zone. These uses may have medium impacts.

Examples of potential uses in the zone include: low impact industry, medium impact industry, marine industry, service industry, warehouse, agricultural supplies store, bulk landscape supplies, car wash, hardware and trade supplies, crematorium, emergency services, transport depot or other compatible uses.

Reference should be made to the definitions contained in Schedule 1 of the planning scheme.

### What happens if a lot is within an industry category zone?

Zones and their corresponding zone codes assist in regulating development for specific lots and areas in the planning scheme area. Zone codes are located within Part 6 of the planning scheme. Existing lawfully established development is not affected by allocation to a zone and therefore it can continue in accordance with any applicable rules in force at the time of that development.

Having a zone allocated to a lot may or may not trigger a development application under the Livingstone Planning Scheme 2018 for development other than that which exists and which is lawfully established and lawfully operating. The zone maps are to be used in conjunction with the Tables of Assessment contained within Part 5 of the planning scheme.

Once the zone for the site is determined, it is important that Part 5 of the planning scheme is read. Part 5 of the planning scheme determines the circumstances whether or not a development application to Council is required for development.

In addition to zones, it is also important that overlay maps and zone precinct maps are viewed to determine whether they exist over the site and result in development constraints or opportunities and whether there are additional development assessment requirements.

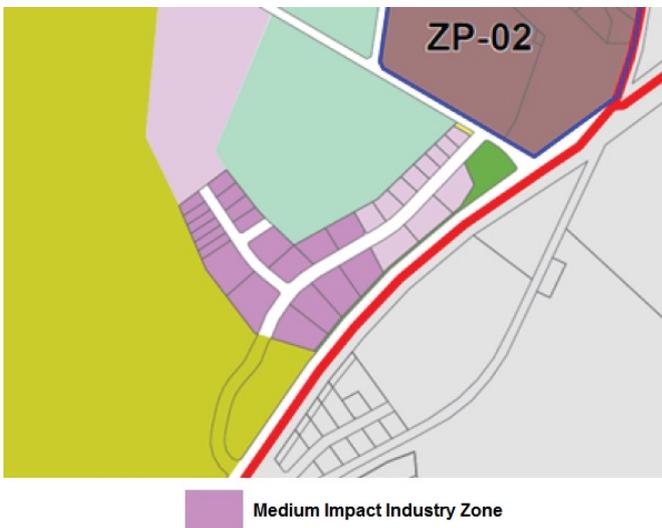


Figure 3: Example Map - Medium impact industry zone



Figure 4: Medium impact industry (Jabiru/Plover Drive) area

*Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the Planning Scheme. This advice given does not bind or fetter the Council in any way in exercising its statutory responsibilities in assessing any development application which might be made to the Council. Please refer to the full Livingstone Planning Scheme 2018 document on Council's website for further detail.*