

Industrial Zones

What are the Industrial Zones?

The Redland City Plan contains three industrial zones. These are the:

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

What does each zone mean?

The **Low Impact Industry Zone** provides land for light industrial uses such as research and technology industries, service industries and warehousing which have minimal environmental impacts and are compatible with nearby centre zones. Examples of suitable activities include small scale food and drink outlets, caretaker's accommodations, trade/agricultural supplies, and wholesale operations. Lot sizes in the area vary depending on need, and development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment, non-industrial land and sensitive land uses.

The **Medium Impact Industry Zone** is used for low to medium intensity industry activities, such as medium impact research and technology industry, service industry, transport depot and warehouse uses. This zone can occasionally house medium high impact industries which service the Redland community, if impacts can be mitigated to a level closer that of the medium intensity industry.

Non-industrial activities may include caretaker's accommodation, small scale food and drink for local workers, however, uses involving a significant level of visitation by general public is not encouraged in these areas. Development is located, designed and managed to maintain public health and safety, and minimise adverse impacts on the natural environment, non-industrial land and sensitive land uses.

The **Waterfront and Marine Industry Zone** code provides places for marine industry and port services for which a waterfront location is essential, as well as a limited range of other activities which support industry or require a waterfront location, and are compatible with industrial activities.

The zone provides for the operation of marine and maritime service providers, marine vessel maintenance operations, support services for the community including food and drink outlets, recreational and tourist activities or other complementary services. These services are protected from the intrusion of uses that do not require a waterfront location, or are incompatible. Development in the zone must minimise removal of coastal vegetation, along with preventing other adverse impacts on the nearby coastal, tidal and sub-tidal areas.

Are there similar zones in previous planning documents?

Redlands Planning Scheme		Redland City Plan
Commercial Industry and Island Industry	→	Low Impact Industry
General Industry	→	Medium Impact Industry
Marine Activity	→	Waterfront and Marine Industry
Point Lookout Tourist	→	Tourist Accommodation Zone

Disclaimer This fact sheet is intended to help people gain an understanding of the Redland City Plan and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of the Redland City Plan.