



Industry Zones

- Low Impact Industry Zone ● Medium Impact Industry Zone ● High Impact Industry
- Waterfront and Marine Industry Zone

Diverse business and industry development will help strengthen the Fraser Coast economy and provide a wider range of employment opportunities for residents.

The *Fraser Coast Planning Scheme 2014* identifies appropriately located and serviced land in the Industry Zones. Industry areas have been identified to complement activity centres and provide opportunities for manufacturing and industry-related activities. The viability and ongoing use of industrial areas are also protected by avoiding encroachment by incompatible uses.

Maryborough is the hub for Fraser Coasts manufacturing and large footprint industry. Significant industrial areas include the marine industry precinct at Granville and the Maryborough West, Moonaboola and Canterwood Industrial Estates. Industrial activities are supported by accessible markets and regional infrastructure including the Bruce Highway, the North Coast Rail Line connecting Brisbane to Cairns, air transport services, gas supply mains and an established electricity infrastructure.

New marine related industry is to be established on the Mary River, near Granville, so as to consolidate and expand boat building and associated industries and services. Existing marine-related industry will continue to operate along the city reach of the Mary River, in Maryborough and at Hervey Bay (Urangan Boat Harbour).

New industrial areas are to be well designed and serviced and include a range of lot sizes and adaptable building configurations to accommodate a range of industry uses that promote economic diversity and a greater variety of employment opportunities, as well as meeting the changing economic needs of the community.



Do I need approval to start an industrial activity?

The Fraser Coast Planning Scheme (Part 5) outlines the level of assessment for land uses in each industry zone. Schedule 1 of the Planning Scheme also provides definitions and thresholds for types of industrial activity. The combination of the defined use and the type of Industry Zone will determine the level of assessment and type of approval required. The table over the page provides a summary of the outcomes sought for each industry zone and a list of compatible land uses.

	Low Impact Industry
	Medium Impact Industry
	High Impact Industry
	Waterfront and Marine Industry

Planning Assistance

Council offers an easy to-use PD Online service which provides 24-hour access to planning and development information, including site specific search capability. The Planning Scheme can also be viewed online. Visit www.frasercoast.qld.gov.au/planning.

Enquiries can be made between 8:15am and 4:45pm Monday to Friday by phoning 1300 79 49 29 or in person at the Hervey Bay or Maryborough Customer Service Centres.

Zone	General Uses Type	Overall Outcomes
Low Impact Industry Zone (including precinct LII1 – City Reach)	<ul style="list-style-type: none"> • Agricultural supplies store; • Caretaker's accommodation; • Community use; • Hardware and trade supplies; • Low Impact Industry; • Office (if located in Precinct LII1 City Reach and within an existing building); • Outdoor sales; • Park; • Research and technology industry; • Service industry; • Shop (if in LII1 Precinct - City Reach); • Utility installation; and • Warehouse. 	The overall outcomes for the Low Impact Industry Zone are detailed in the Low Impact Industry Zone Code. The purpose of the Low Impact Industry Zone Code is to provide for low impact and service industrial uses being of a nature, scale and intensity that are compatible with intended development in the surrounding area. The zone may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
Medium Impact Industry Zone (including precinct MII1 – Hervey Bay entrance)	<ul style="list-style-type: none"> • Agricultural supplies store; • Brothel; • Car wash; • Caretaker's accommodation; • Crematorium; • Emergency services; • Food and drink outlet; • Funeral parlour; • Low Impact Industry; • Major electricity infrastructure; • Medium impact industry; • Park; • Research and technology industry; • Service industry; • Warehouse; and • Utility installation. 	The overall outcomes for the Medium Impact Industry Zone are detailed in the Medium Impact Industry Zone Code. The purpose of the Medium Impact Industry Zone Code is to provide for a wide range of industrial uses (other than special industry uses) at a larger scale and higher intensity relative to the Low impact industry zone. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
High Impact Industry Zone	<ul style="list-style-type: none"> • Caretaker's accommodation; • Food and drink outlet; • High impact industry; • Major electricity infrastructure; • Medium impact industry • Park; • Service station; • Substation; • Telecommunications Facility; and • Utility installation. 	The overall outcomes for the High Impact Industry Zone are detailed in the High Impact Industry Zone Code. The purpose of the High Impact Industry Zone Code is to provide for high impact industry uses at a larger scale and higher intensity relative to the Medium Impact Industry Zone. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long term use of the land for industrial purposes.
Waterfront and Marine Industry Zone	<ul style="list-style-type: none"> • Caretaker's accommodation; • Emergency services; • Food and drink outlet; • Low impact industry; • Landing; • Major electricity infrastructure; • Marine industry; • Medium impact industry; • Park; • Parking station; • Research and technology industry; • Service industry; • Service station; • Substation; • Telecommunication facility; • Warehouse; and • Utility installation. 	The overall outcomes for the Waterfront and Marine Industry Zone are included in the Waterfront and Marine Industry Zone Code. The purpose of the Waterfront and Marine Industry Zone Code is to provide a dedicated area, for which a location adjoining or near the waterfront is essential, for the establishment of predominantly waterfront and marine industry uses. It may include a limited range of non-industrial uses and business that are allied and compatible with waterfront and marine industry where they do not compromise the long term use of the land for industrial purposes.



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