

# INDUSTRY ZONES



*Dedicated to a better Brisbane*

BRISBANE CITY PLAN 2014 | DEVELOPMENT ASSESSMENT FACT SHEET

*Brisbane City Plan 2014 (City Plan)* has been developed by Brisbane City Council in consultation with the community to support a simple, fast and clear development assessment process. The plan guides how land in Brisbane can be used and developed to support economic growth, while protecting our city's character and natural assets.

Brisbane's industrial sector is growing. By 2031, it is expected employment across the city's major industrial areas will grow by more than 40,000. Council's City Plan will help to support and facilitate Brisbane's industrial economy by clearly identifying areas for industrial development.

This factsheet provides information on the different types of industry zones.

## What is a zone?

Brisbane is divided into zones. These zones guide the type of development that may occur on a site.

City Plan further divides some zones into numbered zone precincts. These precincts provide more specific information about the types of development intended for particular locations.

## Industry zones

City Plan classifies industrial land into zones and zone precincts based on the expected impacts of industry. This means industrial areas are appropriately separated from sensitive land use zones, such as residential areas, and allows for lower categories of assessment for industrial development.

There are five industry zones identified in the City Plan. The table on page two provides information and examples of these five zones.



## My industrial development was approved under *Brisbane City Plan 2000* (or an earlier planning scheme for Brisbane). Do I need to re-apply under *Brisbane City Plan 2014*?

If your industrial business or development was approved under *Brisbane City Plan 2000* or an earlier planning scheme for Brisbane and you are continuing to operate according to those approval conditions, you do not need to re-apply to Council. However, if you wish to upgrade, extend or alter your business, you will need to meet the *Brisbane City Plan 2014* requirements.

## I would like to change my tenancy or type of industry. Do I need to lodge a development application?

You may not need to lodge an application. This will depend on your zone, zone precinct and if you can meet the criteria outlined in the City Plan [Industry code](#).

If your development does not meet all the criteria in the Industry code, you may need to lodge an application with Council.

## How do I find the zone my industrial site is located in?

The City Plan [interactive mapping](#) tool allows you to view your industrial site on a map to see the zones, precincts, overlays and neighbourhood plans that apply to your site. The maps are colour and number coded to help you clearly identify the relevant zones and precincts within an area.

## Industry zones and zone precincts

The table on the following page outlines the five industry zones, their general locations, colours for each zone and zone precinct and examples of intended development.

Brisbane City Plan 2014 zone	Brisbane City Plan 2014 zone precinct	General locations of zones and zone precincts	Examples of intended development
Low impact industry (LII)	-	Mostly in Light industry areas in <i>Brisbane City Plan 2000</i>	<ul style="list-style-type: none"> <li>Warehouses</li> <li>Service industries</li> <li>Some non-residential uses that support industry, e.g. cafes</li> </ul>
Industry (IN)	IN1 General industry A	General industry areas located 250m or less from residential land or other sensitive land uses	<ul style="list-style-type: none"> <li>Warehouses</li> <li>Service industries</li> <li>Some non-residential uses that support industry, e.g. cafes</li> </ul>
	IN2 General industry B	Some previous General industry and Heavy industry areas located 250-500m from residential land or other sensitive land uses	<p>A mixture of:</p> <ul style="list-style-type: none"> <li>medium-impact industrial activities, e.g. joinery works</li> <li>low-impact industrial activities, e.g. clothing manufacturing</li> </ul>
	IN3 General industry C	Some previous <i>Brisbane City Plan 2000</i> General industry and Heavy industry areas located 500-1500m from residential land or other sensitive land uses	<p>A mixture of:</p> <ul style="list-style-type: none"> <li>high-impact industrial activities, e.g. metal plating works</li> <li>medium-impact industrial activities, e.g. joinery works</li> <li>low-impact industrial activities and some non-residential uses that support industry uses, e.g. cold store</li> </ul>
Special industry (SI)	-	Generally previous <i>Brisbane City Plan 2000</i> Heavy industry areas located more than 1500m from residential land or other sensitive land uses	Special industry activities, e.g. oil refinery
Industry investigation (II)	-	Most previous <i>Brisbane City Plan 2000</i> Future industry areas (excluding land where development has occurred)	Appropriate interim uses until the land is made ready for future industry uses, e.g. industrial storage
Extractive industry (EI)	-	Previous <i>Brisbane City Plan 2000</i> Extractive industry areas locations	Extraction and processing of resources and associated activities, including haul routes, e.g. hard rock quarry

## More information

For more information about City Plan and to access the [interactive mapping tool](#), visit [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au) and search for *Brisbane City Plan 2014* or call Council on (07) 3403 8888. If you would like to be kept up to date with future services and general planning and development in the city, you can register your details by emailing [CPAdmin@brisbane.qld.gov.au](mailto:CPAdmin@brisbane.qld.gov.au)

**Disclaimer:** The content of this information sheet is a summary and has been prepared to assist the reader to understand the City Plan. Please refer to the full City Plan document, entitled *Brisbane City Plan 2014*, on Council's website for further detail.