

6.2.5.3 High impact industry zone code

- (1) The purpose of the High impact industry zone code is to provide for high impact industry uses. The High impact industry 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.
- (2) The local government purpose of the code is to:
 - (a) Implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1: Brisbane's globally competitive economy, Element 1.2 – Brisbane's industrial economy and Element 1.3 – Brisbane's population serving economy;
 - (ii) Theme 5: Brisbane's CityShape and Element 5.2 – Brisbane's Major Industry Areas.
 - (b) Facilitate and maintain the long-term viability of industrial uses by excluding incompatible development and encouraging a broad range of industry that is compatible with adjacent residential areas.
 - (c) Ensure that development for an industrial use in a flood prone location is appropriate to minimise potential off-site impacts during and after a flood event.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides for a range of low impact industry, medium impact industry and high impact industry uses.
 - (b) Development for an industrial use:
 - (i) meets the requirements for separation from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance;
 - (ii) avoids or minimises noise and air emissions to meet noise and air quality criteria at the minimum separation distances to sensitive zones and zone precincts.
 - (c) Development protects the viability of existing and future industry from the intrusion of incompatible uses.
 - (d) Development for a stand alone office is not accommodated.
 - (e) Development for a use that is ancillary to an industrial use, such as an office function, or small scale shop or food and drink outlet that directly supports industry and workers may be accommodated.
 - (f) Development for an industrial use is located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (g) Development protects adjacent residential and community use areas from heavy vehicular traffic.
 - (h) Development provides a built form, massing and setback that contributes to a high standard of amenity.
 - (i) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.
 - (j) Development in a flood prone area is limited to uses that are compatible with minimising offsite impacts in the event of a flood.