

6.2.5.5 Industry investigation zone code

- (1) The purpose of the Industry investigation zone code is to identify and protect land that is suitable for industry activities where further detailed planning, investigations and studies are required to determine the suitability of the Industry investigation zone for use as an industry zone.
- (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 3: Brisbane's clean and green leading environmental performance and Element 3.1 – Brisbane's environmental values;
 - (iii) Theme 5: Brisbane's CityShape and Element 5.2 – Brisbane's Major Industry Areas.
 - (b) Ensure that new industrial land is developed in an orderly sequence, is provided with an appropriate level of infrastructure and is suitable for its intended purpose.
 - (c) Protect land that is unsuitable for industrial activities due to significant scenic or environmental values.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development does not impinge on an existing or intended use of an adjacent area.
 - (b) Development provides a buffer to incompatible land uses.
 - (c) Development for an interim use including a dwelling house on an existing lot, and rural uses such as animal husbandry, animal keeping, aquaculture and cropping does not prejudice future development for industry activities.
 - (d) Development protects the viability of existing and future industry from the intrusion of incompatible uses.
 - (e) Development occurs in an orderly sequence within the context of the site and the city, to accommodate future industrial land uses of low impact industry, medium impact industry, service industry, warehouse and any associated renewable energy facility.
 - (f) Development is integrated with surrounding land uses and infrastructure.
 - (g) Development incorporates roads, walking and cycling routes that form a connected and permeable network consistent with the surrounding hierarchy.
 - (h) Development accommodates the infrastructure required to support the development.
 - (i) Development protects land affected by constraints or character or environmental values (indicated in a neighbourhood plan code or shown on an overlay map) from inappropriate development and maintains the values of those areas.
 - (j) Development provides a built form, massing and setback that contributes to a high standard of amenity.
 - (k) 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.
 - (l) Development in a flood prone area is limited to those uses that are compatible with minimising offsite impacts in the event of a flood.

Note—A structure plan is to be prepared in accordance with the Structure planning planning scheme policy for development of industry investigation zoned land for urban purposes, as outlined in the Subdivision code.

Note—Refer to Part 11 for Priority Development Areas assessed under the Economic Development Act 2012. The identification of a Priority Development Area in the Industry investigation zone does not have weight for the assessment of development under the Economic Development Act 2012. The Council will make a decision about the long term land use for these areas through an amendment to the planning scheme following the revocation of a Priority Development Area.