

6.2.5.4 Special industry zone code

- (1) The purpose of the Special industry zone code is to provide for special industry uses. The Special industry zone may include non-industrial and business uses that support 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 flood prone locations 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 special industry uses.
 - (b) Development for other industrial activities being a high impact industry, medium impact industry and warehouse may be accommodated in the Special industry zone where they do not compromise the capacity of the zone to be utilised for existing and future special industry uses.
 - (c) Development for an industrial use avoids or minimises noise and air emissions to meet air and noise quality criteria at the minimum separation distances to sensitive zones and zone precincts.
 - (d) Development protects the viability of existing and future special industry uses from the intrusion of incompatible uses.
 - (e) Development for a stand alone office is not accommodated.
 - (f) Development for a use that is ancillary to a special industry use may be accommodated.
 - (g) Development for a special industry 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 having regard to the inherent risks associated with these types of industries.
 - (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 off-site impacts in the event of a flood.