6.2.5.3 Special industry zone code

1. The purpose of the special industry zone is to provide for:
2. special industry; and
3. other uses and activities that:
4. support industry activities; and
5. do not compromise the future use of premises for industry activities.
6. The purpose of the zone will be achieved through the following overall outcomes:
7. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
8. Theme 1: Brisbane’s globally competitive economy, Element 1.2 – Brisbane’s industrial economy and Element 1.3 – Brisbane’s population-serving economy;
9. Theme 5: Brisbane’s CityShape and Element 5.2 – Brisbane’s Major Industry Areas.
10. Development provides for a range of special industry uses.
11. 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.
12. 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.
13. Development protects the long-term viability of existing and future special industry uses by excluding incompatible development.
14. Development for a stand-alone office is not accommodated.
15. Development for a use that is ancillary to a special industry use may be accommodated.
16. 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.
17. Development is of a built form, mass and setback that contribute to a high standard of amenity.
18. 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.
19. Development in a flood-prone area is limited to uses that are compatible with minimising potential off-site impacts during and after a flood event.