

# KNOW YOUR ZONE

## Queensland zoning information



Image is indicative only

### Special industry zone

#### What is a zone?

Every property is zoned. A zone identifies the preferred land use in an area. The zone, and other planning controls, are identified in the planning scheme to guide development and use of land.

#### What development can I expect in the special industry zone?

The special industry zone covers land that is identified for high impact, noxious or hazardous industries. Industry in this zone is likely to have significant impacts on the environment such as visual amenity, noise, fume, smoke or odour and may involve night-time and outdoor activities. These include oil refineries, power stations, sugar or paper mills, tanneries, or manufacturers of chemicals, poisons or explosives. In most cases, only industries identified in a planning scheme will be located in this zone. Likely impacts and potential risks from these industries can also affect what development can occur close to this zone and buffers may be required to separate these industries from other neighbouring uses.

A planning scheme may include land in this zone to respond to demand for employment sites and grow the local economy. It may also include additional provisions to manage emissions and risks of extreme events such as fire, explosion or toxic release of hazardous materials.

Examples of development that is likely to be in a special industry zone:



marine industry



special industry



warehouse



substation

Examples of development that is unlikely to be in a special industry zone:



place of worship



shopping centre



hotel