

Zone: Special Industry

The purpose of the Special industry zone is to provide for:

- special industry;
- other uses and activities that:
 - support industry activities; and
 - do not compromise the future use of premises for industry activities.

The purpose of the Special Industry zone is achieved through the following overall outcomes, including but not limited to:

- The Special industry zone provides for industrial uses that are subservient to and directly involved with the manufacturing, assembly, storage, distribution, disposal and testing of explosives. Development unrelated to, or incompatible with, the manufacturing, assembly, storage, distribution and testing of explosives is not supported in this zone.
- The Helidon Explosives Magazine is included in this this zone. Some expansion of this facility may be undertaken and new related industries may establish where compatible with the facility. Development will only be permitted where it will not prejudice, restrict or limit this facility.
- Utility installations may be established where such activities are unable to be practicably located elsewhere and:
 - are low scale; and
 - compatible with the primary use of the zone for the manufacturing, assembly, storage, distribution, disposal and testing of explosives.

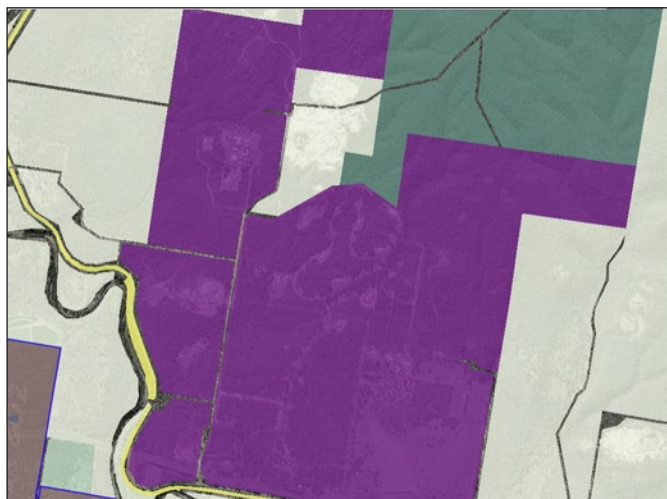
- Development that involves the storage of hazardous chemicals or hazardous materials is inconsistent with the zone.
- No additional lots are created within the Special industry zone. Amalgamation of lots is encouraged to maximise the potential use and effective management of explosive industries.
- Built form maintains a very low-density character that balances the needs of specialised industry activities with the rural characteristics of the locality.
- Building design and scale reflects the role of the Special industry zone primarily for Special industry activities.
- Land use activities, building design and construction protect against potential hazards arising from proximity to explosives manufacturing, assembly, storage, distribution, disposal, testing and transportation.
- Development does not reduce the safety and efficient operation of vehicles transporting explosive materials along Airforce Road, Borjesons Way, Cattos Road, Lockyer Siding Road and Warrigal Road to the Warrego Highway.
- Development achieves effective separation or buffering from uses unrelated to the manufacture, assembly, storage, distribution, disposal or testing of explosives.
- Development maintains dense landscaping along boundaries, consistent with restricting the public’s view of operations occurring on site.

EXAMPLES OF CONSISTENT USES

Animal husbandry
Cropping
Extractive industry
Permanent plantation
Utility installation

Consistent uses if subservient to and directly involved with the manufacturing, assembly, storage, distribution, disposal or testing of explosives:

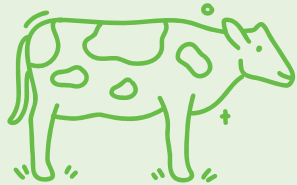
- High impact industry
- Low impact industry
- Medium impact industry
- Research and technology industry
- Special industry
- Transport depot
- Warehouse



Zone: Special Industry

WE WOULD LIKE TO SEE

Animal Husbandry



Cropping



Permanent Plantation



WE WILL CONSIDER

High Impact Industry



Extractive Industry



Special Industry



Research and Technology Industry



WE WOULD PREFER NOT TO SEE

Dwelling House



Park



Local Utilities

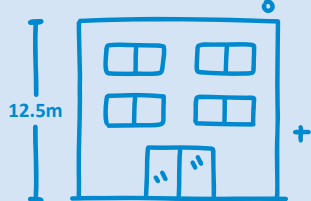


Education Establishment

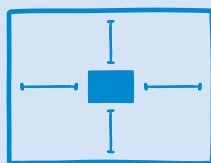


AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

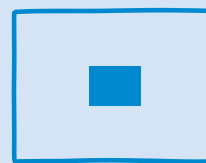
Building Height - **12.5m maximum**



Setback - **25m** from all boundaries



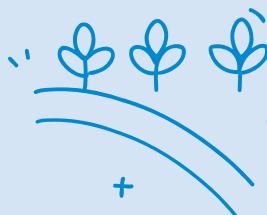
Site Cover - **10% maximum**



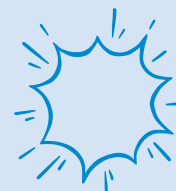
Water Quality



Landscaping



Safety and Explosion Risk



FOR MORE INFORMATION

Visit: www.lockyervalley.qld.gov.au
 Contact: Council's Growth & Policy Team on **1300 005 872**
 Email: planningscheme@lvrc.qld.gov.au
 Book: [An appointment with a Planning Officer](#)



Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.

