

3.3.6. Industrial places

3.3.6.1. Specific outcomes

- (1) The planning scheme area provides opportunities for the development of a mixture of industrial activities which contribute to projected employment growth.
- (2) Industrial activities predominantly locate within the 'industrial places' identified on the strategic framework maps (SFM-01 to SFM-04) prior to the year 2026.
- (3) The 'new industrial places' identified on strategic framework maps provide opportunities for the development of industrial activities beyond the year 2026 and up to the year 2031.
- (4) The 'future industrial places' identified on strategic framework maps provide opportunities for the development of industrial activities beyond the year 2031.
- (5) The 'future industrial places' identified on strategic framework maps are protected from development which results in the fragmentation of land or the establishment of land uses which could potentially limit or compromise industrial development over the longer term.
- (6) The development of 'new industrial' and 'future industrial' places is undertaken in accordance with an approved structure plan.
- (7) All industrial places are developed in a manner which achieves the following:
 - (a) good access to major transport networks to enhance connectivity with markets;
 - (b) timely delivery of necessary urban infrastructure;
 - (c) minimisation of land use conflicts, particularly with sensitive land use;
 - (d) avoidance and protection of matters of environmental significance, or where adverse impacts are unavoidable, impacts are minimised and mitigated;
 - (e) avoidance of impacts from natural hazards or where adverse impacts are unavoidable, impacts are minimised and mitigated; and
 - (f) a variety of lot sizes to accommodate a range of different industrial development options.
- (8) Medium impact industry predominantly occurs in medium impact industry zones allocated in the localities of Barmaryee and Hidden Valley.
- (9) Low impact industry and service industry predominantly occurs in identified industrial places at Barmaryee, Hidden Valley and Yeppoon.
- (10) Industrial zoned land along Tanby Road continues to develop as a mixture of low impact industry and service industry.
- (11) High impact industry and special industry do not develop in the planning scheme area.
- (12) The integrity of all industrial places is maintained and is not compromised by the establishment of sensitive land uses within or adjoining industrial places.
- (13) The built form and site layout of development within all industrial places allows for the safe and functional operation of industrial activities, while minimising potential scenic amenity impacts on any adjoining sensitive land use or on important scenic transport routes.
- (14) Development in industrial places provides landscaping treatments to minimise visual impacts from matters including but not limited to building bulk, advertising clutter, siting of plant and equipment, vehicles, and other materials:
 - (a) where located adjacent to scenic transport routes and the entrances to the Capricorn Coast communities; or
 - (b) where adjacent to residential zones and recreation corridors.

3.3.6.2. Land use strategies

- (1) Sufficient land within identified industrial places is zoned low impact industry or medium impact industry to accommodate forecast employment growth needs for industrial development.
- (2) While this planning scheme does not contemplate high impact industry and special industry, such activities are provided for in the Stanwell-Gracemere industrial area in the neighbouring

Rockhampton Regional Council planning scheme area.

- (3) New industrial places have had preliminary investigations as to their suitability for industrial development. More detailed planning may be required where there are no approvals in place to confirm the ability to provide appropriate access and infrastructure, minimise impacts on matters of environmental significance and to minimise impacts on adjoining land use.
- (4) Investigation Areas for new industry are shown on strategic framework maps (SFM-01 to SFM-04) in the following localities:
 - (a) locality of Barmaryee (Investigation Area One); and
 - (b) locality of Emu Park (Investigation Area Two).
- (5) Development potential for new industry at the locality of Barmaryee exists in Investigation Area One. Industrial development would likely entail extensions to Plover Drive and Curlew Drive with an appropriate connection to Millroy Drive. An important consideration in any design of new industrial development is the minimisation of potential amenity impacts on the rural residential land located to the north of Millroy Drive and on the Yeppoon racecourse and other recreation areas. Consequently, it will be important to utilise vegetation buffers along Millroy Drive to help visually screen the built form of future industrial development.
- (6) Development potential for new industry in the locality of Emu Park exists in Investigation Area Two. This will depend on factors including the ability to secure appropriate sites located to the south of Rockhampton-Emu Park Road which are located outside of residential urban growth places. This could potentially be on land at the eastern end of Manns Road or land at the western extent of Mann's Road. Detailed investigations into the ability to provide infrastructure to the appropriate urban standard are required, particularly the need for work along Manns Road and for the design and construction of an appropriate intersection with the State-controlled Emu Park Road. Industrial development at these localities will include low impact industry and service industry, located on a range of lot sizes. An important consideration in any design of industrial development where directly adjoining Emu Park Road will be the dedication of vegetation buffers to help visually screen the built form of future industrial development, appropriate use of buffer areas, and an appropriate design for stormwater management given the proximity to the nearby wetlands.
- (7) Additional industrial development in the vicinity of the identified investigation areas may be appropriate where detailed investigations demonstrate that there is an appropriate site which can accommodate an appropriately designed industrial estate or development which can comply with the relevant industry zone code. The following are key considerations for advancing new industrial places:
 - (a) impacts on the local road network and any State-controlled roads;
 - (b) impacts from the height, bulk and scale, and appearance of the buildings and structures including any signage;
 - (c) avoidance or minimisation of impacts on ecologically significant features;
 - (d) appropriate integration of industrial development into the surrounding land use;
 - (e) appropriate provision of and connection to infrastructure and the capacity of existing infrastructure; and
 - (f) appropriate minimisation of potential amenity impacts on any scenic landscape features or scenic transport routes at or adjoining the site.