



About the Narangba Innovation Precinct Study

INFORMATION SHEET

JULY 2021

Moreton Bay Regional Council is working to better understand the environmental health impacts and economic value of the Narangba Innovation Precinct to guide future planning decisions about development in and around the precinct.

The precinct is a major enterprise and industrial area located to the east and west of the Bruce Highway in Narangba. It houses large-scale, hard-to-locate industries and is a significant contributor to the Moreton Bay Region's economy.

Over time, the area surrounding the precinct has changed and Council is looking to develop a land use policy position to respond to this. A land use policy position is about having a direction for how an area will develop in the future. Any future policy position will need to balance the protection and viability of industry activities in the precinct with the safety, health and amenity of surrounding areas.

The policy position will be informed by environmental health and economic value investigations into the industrial activities and operations in the precinct. This will in turn inform any potential future amendment to Council's current planning scheme, the *Moreton Bay Regional Council Planning Scheme 2016*.

This study is being undertaken in response to the Queensland Government's Narangba Innovation Precinct (East) Temporary Local Planning Instrument (TLPI), which was implemented by the Planning Minister in July 2020.

For further information about the TLPI, visit mbrc.link/narangba-TLPI


What's involved?

Council is committed to using accurate and up-to-date data and information from a range of investigations and stakeholder input to understand what is happening within and around the precinct.

Council has engaged independent consultants to undertake the environmental health and economic value investigations, as well as the stakeholder and community engagement components of this study.

The investigations are currently being undertaken on the eastern side of the highway, with similar ones likely required and to follow on the western side of the highway.

Register your interest

 To register your interest in the study and be notified of opportunities to have your say, visit:
mbrc.link/narangba-study

Environmental health investigations

An initial review of existing environmental health studies and air quality monitoring data has been undertaken. This has found that further technical investigations are required into the current operating conditions within and around the precinct. This is mainly due to the changes that have occurred both within and around the precinct over many years. These investigations are currently underway and include updated assessments of air quality, noise, health and fire/explosion risk.

A key study that formed part of the initial review was the Narangba Industrial Estate Health Impact Assessment, prepared by Queensland Health in 2011. Since then, some industries have expanded, relocated or changed the way they operate, and residential development has continued to occur. Relevant legislation, guidelines and standards have also changed. The environmental health investigations will respond to these changes within and around the precinct.

Economic value investigations

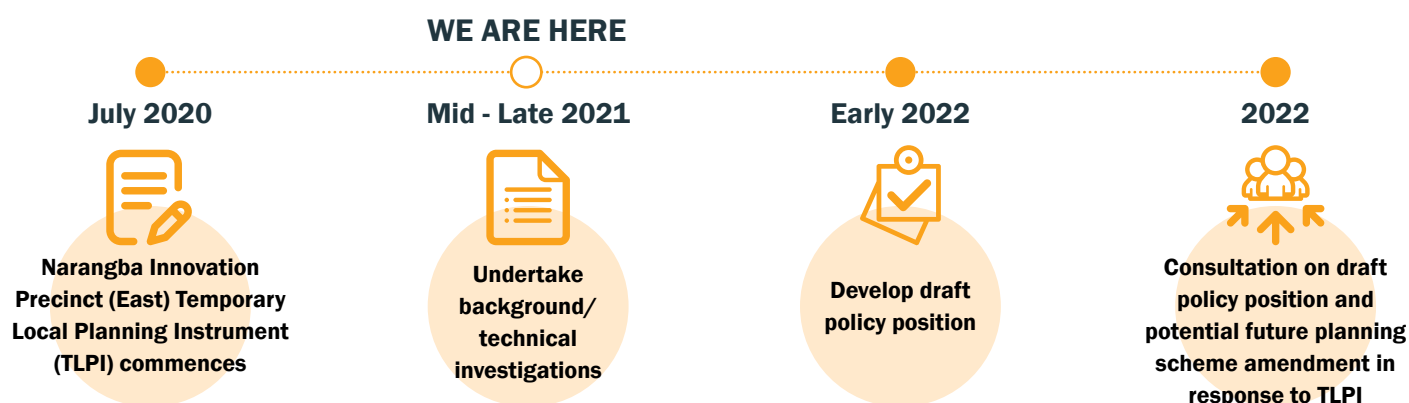
The economic value investigations are being undertaken throughout 2021 and are exploring the contribution of industries and businesses within the precinct to the local economy. This work will identify their current and future economic function and benefits, including employment, productivity and value generated.

Stakeholder and community consultation

Once the technical investigations are completed, Council will determine the next steps. This will include forming a draft policy position that responds to the TLPI and findings of the technical investigations.

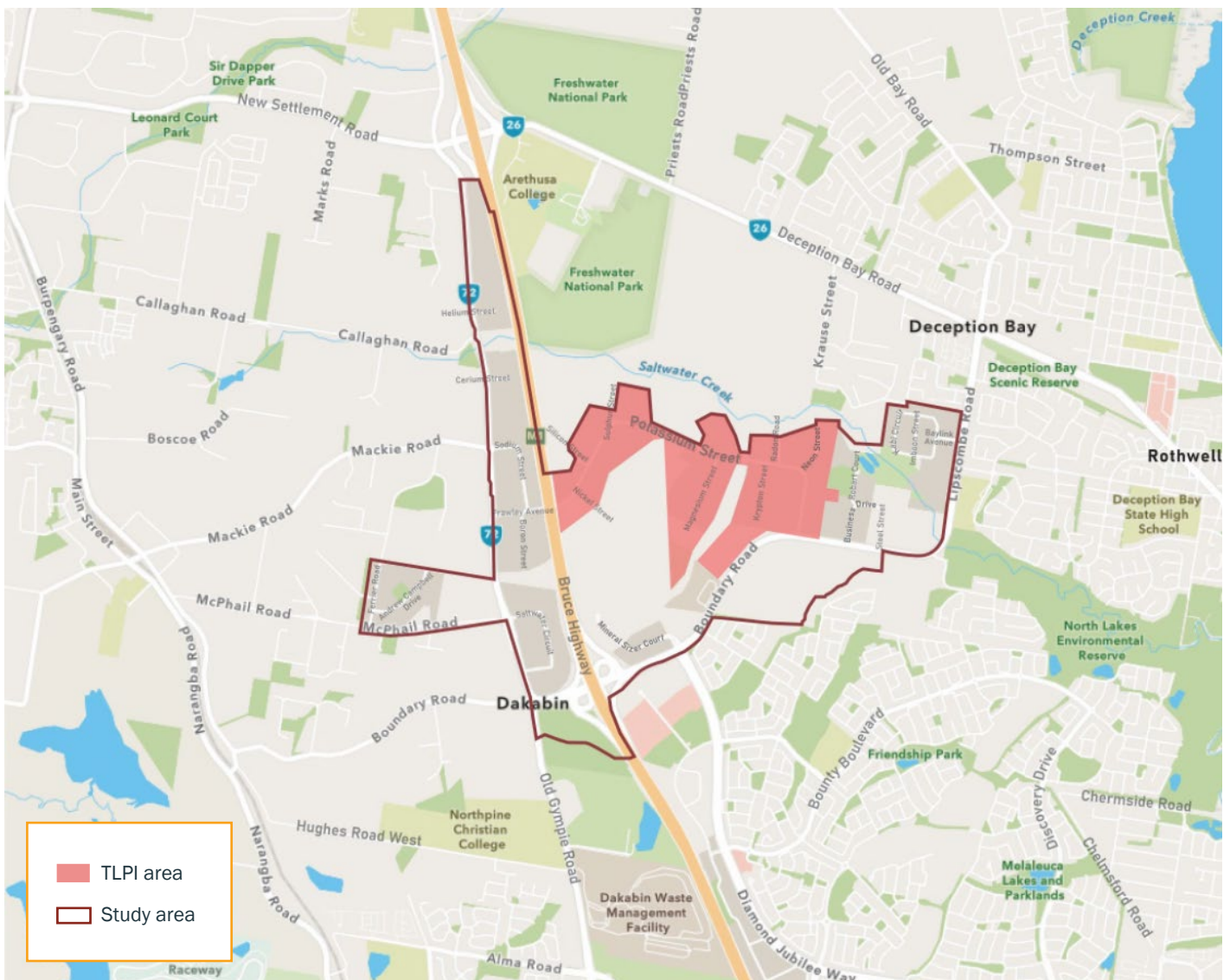
At this point, Council will let you know how we will engage with the community and stakeholders about the response to the TLPI and associated next steps.

Study timeline



Dates may be subject to change

TLPI and study area map



Managing industry in the precinct

The precinct is home to a mix of important industrial activities in the Moreton Bay Region, ranging from roofing suppliers to asphalt plants, tanneries, and waste and recycling depots.

There are many large operators whose activities and characteristics require them to undergo a thorough assessment process to obtain the approvals and licences they need to operate.

Each level of government places rigorous requirements on their activities and plays a role in managing their impacts and risks. The level of government overseeing operations depends on the type of activity and approval required.

Larger operators, like those in the precinct, have stricter standards and reporting requirements to comply with at all levels.

They require approval to operate and are licensed to control what and how much they release to the environment (e.g. air, water, noise and waste). This involves regular monitoring, complaints management and compliance activities by the relevant level of government.

The study will provide an up-to-date understanding of the risks and impacts of the precinct's existing industry operations on the surrounding area and help inform how development within and around the precinct should be managed. Development approvals and licences will need to respond accordingly moving forward. The policy position developed in response to the TLPI will be relevant to new industries and existing ones wanting to expand or renew licences.

For further information about industries in the precinct and how they are managed, see the information sheet at mbrc.link/narangba-study

Narangba Innovation Precinct history

1970s

Narangba Innovation Precinct developed

The Queensland Government developed the precinct as an industrial estate to support a range of larger, higher-impact and hard-to-locate industrial uses (now known as Special and High impact industries).

2005

Binary Industries fire

The Binary Industries fire occurred in 2005, which triggered detailed investigations into the precinct and its regulation by Queensland Health.

2008

State Government restricts remaining High impact industry lots for General industry activities only

2011

Narangba Industrial Estate Health Impact Assessment

Widespread investigation of the health and safety of the precinct by Queensland Health. The Narangba Industrial Estate Health Impact Assessment and associated studies were released in 2011 and recommended that separation distances under (former) *State Planning Policy 5/10: Air, Noise and Hazardous Materials* be adopted. It also indicated capacity constraints for further High impact industry.

2016

Moreton Bay Regional Council Planning Scheme 2016 commenced

The MBRC Planning Scheme commenced with policy that does not support new or expanded Special industry in the precinct. High impact industry can only be accommodated in the Restricted industry precinct (except if for concrete manufacturing or batching), which forms part of the eastern side of the precinct.

2017

Narangba Innovation Precinct identified as a major enterprise and industrial area

The South East Queensland Regional Plan 2017, *ShapingSEQ*, identifies the precinct as a major enterprise and industrial area of regional economic significance.

July 2020

Narangba Innovation Precinct (East) Temporary Local Planning Instrument (TLPI)

The Planning Minister made Temporary Local Planning Instrument 01/20 - Narangba Innovation Precinct (East) on 3 July 2020. This suspends parts of the MBRC Planning Scheme relating to areas east of the highway. For further information about the TLPI, go to mbrc.link/narangba-TLPI

Late 2020

Council commenced work to develop a long-term land use policy position (ongoing)

In response to the TLPI, Council is undertaking technical investigations that will inform future planning decisions about development in and around the precinct. These investigations will inform future community and stakeholder engagement and a potential future planning scheme amendment.

To find out more about the study and register your interest, you can:



Visit: yoursay.moretonbay.qld.gov.au/narangba-study or scan the QR code



Phone the project team on 1800 841 277 between 9am and 5pm Monday to Friday



Email: NarangbaStudy@moretonbay.qld.gov.au

