* + 1. Medium impact industry zone code

# Application

1. This code applies to assessing development in the Medium impact industry zone.
2. When using this code, reference should be made to Part 5.

Note – Development within 150 metres of Strategic Port Land, as identified on the maps contained within Schedule 2, may be referred to Ports North as a third party advice agency.

# Purpose

1. The purpose of the Medium impact industry zone is to provide for –
   1. medium impact industry; and
   2. other uses and activities that—
      1. support industry activities; and
      2. do not compromise the future use of premises for industry activities.
2. The purpose of the code will be achieved through the following overall outcomes:
   1. a range of industrial uses that satisfy the purpose of the zone will be facilitated;
   2. accommodation activities, other than caretaker’s accommodation, or other development that would compromise the on-going use of the zone for medium impact industry are not established within the zone;
   3. service and low impact industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of medium impact industry uses;
   4. lot sizes are of a sufficient size to cater for a wide range of industry activities;
   5. the scale, character and built form of development contributes to a high standard of amenity;
   6. development reflects and responds to the natural features and constraints of the land;
   7. development does not compromise the hierarchy of centres, whether as a result of the impacts from an individual development or the cumulative impacts of multiple developments;
   8. development does not affect the operational aspects of the Port of Cairns.

Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.

Note – For Impact assessable development, the role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework in addition to Schedule 6.

# Assessment benchmarks and requirements

**Table** [**6.2.13.3**](#_bookmark0)**.a – Medium impact industry zone code – assessment benchmarks for assessable development and requirements for accepted development**

|  |  |  |
| --- | --- | --- |
| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| **For accepted development subject to requirements and assessable development** | | |
| **Height** | | |
| **PO1**  The height of buildings and structures is compatible with the character of the area and does not adversely affect the amenity of the area.  Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.  Note – The site coverage stated within AO1.1 and the setbacks stated in AO2.1 of the Industry design code correspond with the height stated in AO1.1 of this code. Where a proposed development exceeds the height stated in AO1.1 of this code, the proposed development will also be assessed against PO1 and PO2 of the Industry design code. | **AO1.1**  Buildings and structures are not more than 15 metres in height.  Note – Height is inclusive of the roof height. |  |
| **For assessable development** | | |
| **Uses and other development** | | |
| **PO2**  Development is consistent with the purpose and overall outcomes sought for the zone. | **AO2.1**  No acceptable outcomes are provided. |  |
| **PO3**  Non-industry activites compatible with the zone include those that:   1. do not compromise the operations of medium impact industry uses; 2. do not compromise the hierarchy of centres in the region; 3. complement industrial activities; 4. require large land holdings and/or industrial scale buildings; | **AO3.1**  No acceptable outcomes are provided. |  |

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| --- | --- | --- |
| **Performance outcomes** | **Acceptable outcomes** | **Applicant response** |
| (e) provide a service to the nearby workforce.  Note – For code assessable development, the role and function of centres within the hierarchy of centres is outlined in Schedule 6.  Note – For Impact assessable development, the role and function of the hierarchy of centres is described 3.3.2 Element – Centres and centre activities within Part 3 Strategic framework in addition to Schedule 6. |  |  |
| **Site constraints** | | |
| **PO4**  Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds. | **AO4.1**  No acceptable outcomes are provided. |  |