### 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.

#### Purpose

1. The purpose of the Medium impact industry zone code is to provide for medium impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions.

1. 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, 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 affect the operational aspects of the Port of Cairns.

#### Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.13.3.a – Medium impact industry zone code – self-assessable and assessable development

| Performance outcomes | Acceptable outcomes | Applicant response |
| --- | --- | --- |
| **For self-assessable 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 activities compatible with the zone include those that:  (a) do not compromise the operations of medium impact industry uses;  (b) do not compromise the hierarchy of centres in the region;  (c) complement industrial activities;  (d) require large land holdings and/or industrial scale buildings;  (e) provide a service to the nearby workforce. | **AO3.1**  No acceptable outcomes are provided. |  |
| **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. |  |