

6.2.6 High impact industry zone code

6.2.6.1 Application

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

6.2.6.2 Purpose

- (1) The purpose of the High impact industry zone code is to provide for high 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 high impact industry in the schedule of definitions.

- (2) The local government purpose of the code is to provide land for high impact industry where such land use activity may not be compatible with medium impact industry working environments. The quantity of land zoned high impact industry in the region is very limited and restricts the intrusion of other land uses that may compromise the establishment of heavier forms of industry.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a range of high impact industry uses that satisfy the purpose of the zone are facilitated;
 - (b) accommodation activities are not established within the zone;
 - (c) lot sizes are of sufficient size to cater for a range of high impact industries;
 - (d) development reflects and responds to the natural features and constraints of the land;
 - (e) development does not affect the operational aspects of the Port of Cairns.

6.2.6.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.6.3.a – High impact industry zone code– self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Height	
<p>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.</p> <p>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.</p> <p>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.</p>	<p>AO1.1 Buildings and structures are not more than 15 metres in height.</p> <p>Note – Height is inclusive of the roof height.</p>

Performance outcomes	Acceptable outcomes
For assessable development	
Uses and other development	
<p>PO2 Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p>AO2.1 No acceptable outcomes are provided.</p>
<p>PO3 Non-industry activities compatible with the High impact industry zone include those that:</p> <ul style="list-style-type: none"> (a) do not compromise the operations of high impact industry uses; (b) do not compromise the hierarchy of centres in the region; (c) avoid attracting a significant number of people into the zone; (d) are not sensitive to and are able to tolerate heavy industrial activity within the zone. 	<p>AO3.1 No acceptable outcomes are provided.</p>
Site constraints	
<p>PO4 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO4.1 No acceptable outcomes are provided.</p>