

**6.2.13 Medium impact industry zone code**

**6.2.13.1 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.

**6.2.13.2 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.

- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) a range of industrial uses that satisfy the purpose of the zone will be facilitated;
  - (b) accommodation activities, other than caretaker’s accommodation, are not established within the zone;
  - (c) 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;
  - (d) lot sizes are of a sufficient size to cater for a wide range of industry activities;
  - (e) the scale, character and built form of development contributes to a high standard of amenity;
  - (f) development reflects and responds to the natural features and constraints of the land;
  - (g) development does not affect the operational aspects of the Port of Cairns.

**6.2.13.3 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
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> 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><b>AO1.1</b> 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
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO2</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p><b>AO2.1</b> No acceptable outcomes are provided.</p>
<p><b>PO3</b> Non-industry activities compatible with the zone include those that:</p> <ul style="list-style-type: none"> <li>(a) do not compromise the operations of medium impact industry uses;</li> <li>(b) do not compromise the hierarchy of centres in the region;</li> <li>(c) complement industrial activities;</li> <li>(d) require large land holdings and/or industrial scale buildings;</li> <li>(e) provide a service to the nearby workforce.</li> </ul>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO4</b> 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><b>AO4.1</b> No acceptable outcomes are provided.</p>