

6.2.5 Industry zone code

6.2.5.1 Application

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

6.2.5.2 Purpose

- (1) The purpose of the Industry zone code is to provide for a range of service, low or medium impact industrial 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.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.4 – Industry areas and activities.
 - (ii) Theme 2 : Environment and landscape values, Element 3.5.6 – Air and acoustic protection and hazardous materials.
 - (iii) Theme 5 : Economy, Element 5.8.2 – Economic growth and diversification, Element 5.8.5 – Innovation and technology.
 - (b) provide and protect land that is accessible and serviced for the location of industry;
 - (c) manage development to maintain an industrial amenity and provide adequate separation to sensitive land use activities.
 - (d) ensure the long term dominance of the Mossman Mill as an industrial activity on Industry zoned land in Mossman will continue to contribute to the development and prosperity of the town.
 - (e) recognise the opportunity to consolidate further industrial development around the Mosman Mill site to create a low /medium impact industry precinct in Mossman.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
 - (b) The scale, character and built form of development contributes to a high standard of amenity.
 - (c) Development has access to development infrastructure and essential services.
 - (d) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses.
 - (e) Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

6.2.5.3 Criteria for assessment

Table 6.2.5.3.a – Industry zone code – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
PO1 The height of buildings and structures is consistent with those of nearby buildings.	AO1 Buildings and structures are not more than 10 metres in height.
PO2 Buildings and structures are setback to contribute to an attractive and consistent streetscape appearance and to protect the amenity of other land uses.	AO2.1 Buildings, structures, display and storage areas are set back a minimum of: <ol style="list-style-type: none"> (a) 8 metres to a State-controlled road (b) 6 metres from any other road frontage(s).

Performance outcomes	Acceptable outcomes
	<p>AO2.2 Where a site has a common boundary with land in an Industry zone, the buildings are setback either: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, whichever is the greater; and (c) not any distance between 0 metres and 2.5 metres.</p> <p>Note – Building Code requirements must be satisfied.</p> <p>AO2.3 Where a site has a common boundary with land not in an Industry zone, the buildings, structures, display areas and storage are setback 2.5 metres or ¼ of the height of the building, whichever is the greater from the common boundary.</p> <p>Note – Building Code requirements must be satisfied.</p>
<p>PO3 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and the on-site parking and manoeuvring of vehicles.</p>	<p>AO3 The site coverage of buildings does not exceed 60%.</p>
<p>PO4 Development provides a quality workplace.</p>	<p>AO4.1 Pedestrian entrances to buildings are: (a) easy to identify from the street and on-site car parking areas; (b) provided with sun and rain protection consisting of a minimum width of 900mm and positioned immediately above the entry way.</p> <p>AO4.2 Any office or sales spaces are orientated toward the street and are provided with human scale elements (including, but not limited to, windows, doors, shading devices and variations in construction materials, colours etc.).</p> <p>AO4.3 Customer parking is located at the front of the building between the building and the street or to the side of the building with clear visibility to the street.</p> <p>AO4.4 Any gates are sliding, or alternatively, open inward to the site so that the adjoining footpath reserve is not blocked when gates are open.</p> <p>AO4.5 Car parking surfaces are constructed or coated with glare-reducing materials</p>

Performance outcomes	Acceptable outcomes
<p>PO5 The appearance and amenity of development is enhanced through landscaping works.</p> <p>Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.</p>	<p>A05.1 A minimum of 20% of the site is provided with space available for landscape planting.</p> <p>A05.2 A 2 metre landscape planting strip for dense planting is provided along the road frontage(s), except that a 3 metre strip is provided along any frontage to the Captain Cook Highway.</p> <p>A05.3 Landscape planting beds adjacent to parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical kerb edge or similar durable obstruction.</p> <p>A05.4 Landscape planting consists of hardy tropical species suited to Douglas Shire’s climatic conditions.</p>
<p>PO6 The movement of traffic on roads is not compromised by the loading and unloading of goods.</p>	<p>A06 All delivery/pick up vehicles are situated entirely within the site when being loaded and/or unloaded with goods.</p>
<p>PO7 Industrial areas are not characterised by a proliferation of advertising signs and/or the use of large advertising signs.</p>	<p>A07 No wall signs or painted advertising are located on the walls of industrial buildings facing, or visible to, the Captain Cook Highway.</p>
<p>PO7 The movement of traffic on roads is not compromised by access and egress to the site.</p>	<p>A07.1 Site access for vehicles is limited to one point per road frontage. or</p> <p>A07.2 If needed, two access points separated by a minimum of 10 metres to facilitate on-site vehicular manoeuvring for large vehicles.</p> <p>A07.3 Sufficient space is available for vehicles to manoeuvre within the site so as to enter and leave the site in forward gear.</p>
<p>PO8 Development collects and disposes of waste materials and caters for spillages in a manner that prevents contamination of land or water.</p>	<p>A08.1 Sources of potential contaminants are roofed and sealed with impervious surfaces and provided with 110% storage capacity bund for spillage containment.</p> <p>A08.2 Roof and storm water are directed away from areas of potential contamination.</p> <p>A08.3 Contaminating materials are stored at levels above the defined flood / storm tide event, whichever is the highest.</p>

Performance outcomes	Acceptable outcomes
For assessable development	
PO9 The establishment of uses is consistent with the outcomes sought for the Industry zone and protects the zone from the intrusion of inconsistent uses.	AO9 Uses identified in Table 6.2.5.3.b are not established in the Industry zone.
PO10 Development does not lower the standards of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the: <ul style="list-style-type: none"> (a) the Accommodation activity group, located outside the Industry zone; (b) the Sensitive land use activity group, located outside the Industry zone. 	AO10 No acceptable outcomes are prescribed.
PO11 New lots contain a minimum area of 1000m ² .	AO11 No acceptable outcomes are prescribed.
PO12 New lots have a minimum road frontage of 20 metres.	AO12 No acceptable outcomes are prescribed.
PO13 New lots contain a 20 metre x 40 metre rectangle.	AO13 No acceptable outcomes are prescribed.

Table 6.2.5.3.b — Inconsistent uses within the Industry zone

Inconsistent uses		
<ul style="list-style-type: none"> • Air services • Animal husbandry • Bar • Cemetery • Child care centre • Club • Community care centre • Community residence • Cropping • Detention facility • Dual occupancy • Dwelling house • Environment facility • Extractive industry • Function facility • Health care services • Home based business • Hospital 	<ul style="list-style-type: none"> • Hotel • Intensive animal industry • Intensive horticulture • Major sport and entertainment facility • Motor sport facility • Multiple dwelling • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Outdoor sport and recreation • Outstation • Permanent plantation 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility, being a wind farm • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers accommodation • Shopping centre • Short-term accommodation • Theatre • Tourist attraction • Tourist park • Wholesale nursery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.