



6.1.4 Industry Zone

Purpose Statement

The purpose of the *Industry Zone* is to provide for—

- (a) a variety of industry activities; and
- (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

Local Purpose Statement

The *Industry Zone* identifies land that is suitable for industrial purposes and supporting commercial purposes. The *Industry Zone* is intended to accommodate new and existing industries, with a particular focus on enhancing and diversifying the Shire's economy, particular through industries that reduce the communities' dependency on the importing of goods, products and services. Land within the *Industry Zone* that is proximate to the ocean is developed for industries that have a relationship with the water, with marine industries fostered as a core part of the Shire's economy. A high quality of built form and appearance is achieved in the *Industry Zone*, particularly in areas proximate to the waterfront or major roads.

The *Industry Zone* includes the ***Extractive Industry Precinct***, which is intended to support the ongoing use of appropriately located land for Extractive Industry. Development which prejudices the existing or future use of the precinct for Extractive Industry is not accommodated.

Table 6.1.4 – Standard Outcomes for the Industry Zone

5. Built Form and Development Design



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

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| SO1 | All buildings and structures comprise an <u>overall height</u> of no greater than: |
| | <ul style="list-style-type: none"> (a) 12 metres where a structure other than a building; and (b) two (2) <u>storeys</u> and 8.5 metres otherwise. |

5. Built Form and Development Design (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO5.1 to MO5.7 (5. Built Form and Development Design theme), become assessment benchmarks. Section 3.6 provides further guidance.

<p>SO2</p>	<p>All buildings and structures are <u>setback</u> from <u>site</u> boundaries by the following minimum distances:</p> <ul style="list-style-type: none"> (a) three (3) metres from any <u>front boundary</u>; (b) six (6) metres from any <u>side boundary</u> where adjoining land is located in the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>; (c) three (3) metres from any <u>side boundary</u> to which paragraph (b) does not apply; and (d) six (6) metres from any <u>rear boundary</u>.
<p>SO3</p>	<p>Development does not exceed a <u>site cover</u> of 50%.</p>
<p>SO4</p>	<p>The built environment is:</p> <ul style="list-style-type: none"> (a) orientated in a manner that is responsive to solar patterns, to maximise amenity for on-site residents, employees and visitors; (b) designed to protect internal and external spaces from impacts associated with external heat and sunlight; (c) designed to provide protection for residents, employees and visitors in times of rainfall; (d) designed to promote opportunities for outdoor living and provide for a merging of the external and internal environments; (e) designed to provide an attractive, interesting and distinct character for Torres Shire; (f) designed to be responsive to the unique character of Torres Shire, including improving the attractiveness of outdoor living; and (g) responsive to the natural environment and uses the natural environment as a feature within designs. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO4 is not applicable to the determination of whether development is Accepted Development.</p>
<p>SO5</p>	<p>The built environment:</p> <ul style="list-style-type: none"> (a) is designed to provide opportunities for casual surveillance of the surrounding area, particularly public spaces such as footpaths and parks, while also providing surveillance opportunities of key internal areas of a <u>site</u> from public spaces; (b) avoids creating locations that are attractive or suited to the conducting of criminal activities; (c) provides for the appropriate definition of public, semi public and private spaces; (d) includes lighting and signage that promotes safety and visibility of people; (e) promotes a merging of external and internal activities to provide activation and safety in key precincts such as commercial centres or community areas; and (f) is designed in a manner that discourages criminal and anti-social behaviour. <p>Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.</p> <p>Note – SO5 is not applicable to the determination of whether development is Accepted Development.</p>

11. Land Use



Note – These Standard Outcomes apply only to a Material Change of Use

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO11.1 to MO11.5 (11. Land Use theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO6

Development located on land adjoining the ocean is for a purpose that requires ocean access as part of the land use.

SO7

Development involving a Food and Drink Outlet or Office:

- (a) is directly associated with an industrial activity occurring on the same or adjoining premises; or
- (b) does not exceed a gross floor area of 250m².

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO8

Where development is located within 50 metres of a sensitive land use or land that is not included in the *Industry Zone*:

- (a) development does not result in an exceedance of the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2019* for any sensitive land use; or
- (b) where the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2019* are currently exceeded at a sensitive land use without the development, the development does not result in a worsening of the acoustic quality at that receptor.

SO9

Where development is located within 50 metres of a sensitive land use or land that is not included in the *Industry Zone*:

- (a) development does not result in an exceedance of the air quality objectives stated in Schedule 1 of the *Environmental Protection (Air) Policy 2019* for any dwelling; or
- (b) where the air quality objectives stated in Schedule 1 of the *Environmental Protection (Air) Policy 2019* are currently exceeded at a dwelling without the development, the development does not result in a worsening of the acoustic quality at that dwelling.

SO10

Where adjoining land is not within the *Industry Zone* or includes a sensitive land use, the common boundary is improved with a 1.8 metre high screen fence.

15. Reconfiguring a Lot



Note – These Standard Outcomes apply only to Reconfiguring a Lot

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO11

All lots have a minimum size of 1,000m².

Note – Where involving a rear lot, the access handle is not included in the calculation of the lot size for the purposes of SO11.

SO12

All lots have a minimum primary frontage of 20 metres.

Note – SO12 does not apply to a rear lot.



12. Landscaping

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO13

A minimum of 50% of any front boundary is improved with soft landscaping with a minimum depth from the front boundary of one (1) metre.

Note – The intention of SO13 is ensure that a minimum of 50% of any front boundary does not include hard surfaces.

Note – Soft landscaping provided to comply with SO13 does not need to be contiguous and may be provided in multiple parts along the front boundary, provided that the combination of those parts is a minimum of 50% of any front boundary.

SO14

A minimum of 10% of the site area is improved with soft landscaping.

SO15

Land with a road frontage to Airport Road on Horn Island provides the following along the full length of the road frontage with Airport Road:

- (a) a five (5) metre deep vegetated buffer with a minimum planting density of 40% for a height of 1.8 metres; and
- (b) a 1.8 metre high solid screen fence at the rear of the vegetated buffer provided pursuant to paragraph (a) finished in natural colours.

Note – Natural colours are shades of green or brown (or other appropriate colour) generally consistent with the colours of vegetation used in the vegetated buffer provided pursuant to paragraph (a) or otherwise the colours of vegetation found in the area immediately surrounding the site.