

INDUSTRIAL ACTIVITIES

Land uses that are of an industrial nature have been broadly grouped into a category of 'industrial activities' for the purpose of the planning scheme.

EXAMPLES

Examples of industrial activities are:

- high impact industry
- low impact industry
- marine industry
- medium impact industry
- research and technology industry
- service station
- special industry transport depot
- warehouse

An industrial activity does not include:

- aquaculture
- bulk landscape supplies
- extractive industry
- hardware and trade supplies
- outdoor sales
- substation

PREFERRED ZONING

LAND USE	ZONE												
	EMERGING COMMUNITY	ENVIRONMENTAL & CONSERVATION & MANAGEMENT	MAJOR TOURISM	RURAL	RURAL RESIDENTIAL	SPECIAL PURPOSE	TOWNSHIP ZONE						
							BUSINESS PRECINCTS	COMMUNITY PURPOSE PRECINCTS	INDUSTRY PRECINCT	RECREATION PRECINCT	RESIDENTIAL PRECINCT	RESIDENTIAL CHOICE PRECINCT	TOURISM PRECINCT
High Impact Industry													
Low Impact Industry													
Marine Industry													
Medium Impact Industry													
Research and Technology Institute													
Service Station													
Special Industry Transport Depot													
Warehouse													

DESIGN, SITING AND LOCATION

When proposing an industrial activity, consider the compatibility of the use with the character of the area and neighbouring activities, including:

- potential impacts upon adjoining land uses (such as dust, odour, emissions, noise and the like), and ways that these impacts could be mitigated or minimised (such as setbacks, buffers, and how the use is undertaken or managed).
- how the appearance of the activity and building design is consistent with character of the area.
- environmental values for the area, and how the activity can be undertaken to avoid impacts on these values, such as vegetation, wetlands and watercourses.
- the safety of the proposed access and roads, considering the type of vehicles associated with the activity.
- how the development will be provided with services, such as water, sewer and electricity.
- the propensity for natural hazards affecting the site, such as bush fires or flooding, and the compatibility of the activity with these hazards.
- the number of required car parks and the safety of the proposed access and roads, considering the type of vehicles associated with the activity.
- how landscaping will be incorporated into the design of the use.
- the topography of the land.

APPLICATIONS

Industrial activities may be accepted development, code assessable or impact assessable within the Cassowary Coast and depends on the proposed activity, location of the proposed development or whether it complies with the assessment benchmarks of the applicable codes.

If requiring impact assessment, public notification will be necessary. If the proposed use is accepted development and meets the relevant criteria, no development application/ approval is required.

Certain agricultural activities may be of a nature or scale that triggers licensing as Environmentally Relevant Activities (ERAs). More information about ERAs can be found at <https://www.ehp.qld.gov.au/licences-permits/business-industry/>

FEES

It is necessary to pay an application fee for Council's assessment of a development application. This fee is generally calculated based on the proposed use, the scale of the proposed use or whether the application is code or impact assessable.

For further details on the application fee, please refer to the Schedule of fees and charges.

INDUSTRIAL ACTIVITIES - USE DEFINITIONS

High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none">• potential for significant impacts on sensitive land uses due to offsite emission including aerosol, fume, particle, smoke, odour and noise• potential for significant offsite impacts in the event of fire, explosion or toxic release• generates high traffic flows in the context of the locality or the road network• generates a significant demand on the local infrastructure network• the use may involve night time and outdoor activities• on site controls are required for emissions and dangerous goods risks
Low impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none">• negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise• minimal traffic generation and heavy-vehicle usage• demands imposed upon the local infrastructure network consistent with surrounding uses• the use generally operates during the day (e.g. 7am to 6pm)• offsite impacts from storage of dangerous goods are negligible• the use is primarily undertaken indoors
Marine Industry	<p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing of storage, repair or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none">• potential for noticeable impact on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise• potential for noticeable offsite impacts in the event of fire, explosion or toxic release• generate high traffic flows in the context of the locality or the road network• generates an elevated demand on the local infrastructure network• on site controls are required for emissions and dangerous goods risks• the use is primarily undertaken indoors• evening or night activities are undertaken indoors and not outdoors
Research and technology industry	<p>Premises used for innovative and emerging technological industries involved in research design manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace and biotechnology.</p>

INDUSTRIAL ACTIVITIES - USE DEFINITIONS Cont...

Service station	<p>Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.</p> <p>The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing, and washing of vehicles, the hire of trailers, and supply of compressed air.</p>
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involved night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses
Transport depot	<p>Premises used for the storage, for commercial or public purposes, of more than one motor vehicles. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair, and cleaning of vehicles stored on the premises.</p>
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>