

5.4.3. Industry category zones

Table 5.4.3.1 — Low impact industry zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Agricultural supplies store Garden centre Hardware and trade supplies Sales office 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Car wash Funeral parlour Market Outdoor sales Showroom Veterinary services 	Code assessment	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Bulk landscape supplies Service station 	Code assessment If at a location that is not within the Tanby Road Local Business Precinct.	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Food and drink outlet 	Code assessment If: (a) at a location that is not within the Tanby Road Local Business Precinct; and	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes:

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(b) the gross floor area does not exceed 150 square metres; and.	<ul style="list-style-type: none"> General development code Development works code
	Code assessment If: (a) located in the Tanby Road Local Business Precinct; (b) does not involve a drive-through facility.	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Industry activities		
<ul style="list-style-type: none"> Low impact industry Service industry Warehouse 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Research and technology industry 	Accepted subject to requirements If it is a computer server facility.	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
<ul style="list-style-type: none"> Indoor sport and recreation 	Code assessment	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Rural activities		
<ul style="list-style-type: none"> Rural industry Wholesale nursery 	Code assessment	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Special activities		
<ul style="list-style-type: none"> Emergency services Parking station Transport depot 	Accepted subject to requirements If at a location that is not within the Tanby Road Local Business Precinct	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If located in the Tanby Road Local Business Precinct	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Crematorium 	Code assessment	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
	Code assessment If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband	Not applicable

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	purposes.	
<ul style="list-style-type: none"> Utility installation 	Accepted If: (a) it is undertaken by a public sector entity; and (b) it is not one of the following: (i) a mail depot; or (ii) a water supply treatment plant; or (iii) a sewage treatment plant; or (iv) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (v) a waste landfill.	Not applicable
	Code assessment If it is for a mail depot.	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If: (a) it is not undertaken by a public sector entity; and (b) it is not one of the following: (i) a water supply treatment plant; or (ii) a sewage treatment plant; or (iii) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (iv) a waste landfill.	Zone code: <ul style="list-style-type: none"> Low impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
assessment column		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.4.3.2 — Medium impact industry zone

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Code assessment	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Agricultural supplies store Bulk landscape supplies Car wash Hardware and trade supplies Outdoor sales Sales office 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Garden centre Market Service station Veterinary services 	Code assessment	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Food and drink outlet 	Code assessment	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Industry activities		

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
<ul style="list-style-type: none"> Low impact industry Marine industry Medium impact industry Research and technology industry Service industry Warehouse 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
Rural activities		
<ul style="list-style-type: none"> Animal keeping Aquaculture Intensive horticulture Rural industry Wholesale nursery Winery 	Code assessment	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Air services 	Code assessment If it is for an emergency helipad.	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Crematorium Emergency services Parking station Transport depot 	Accepted subject to requirements	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
	Code assessment If it does not comply with the	Zone code: <ul style="list-style-type: none"> Medium impact industry

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	circumstance for being accepted.	zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
• Substation	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
• Telecommunications facility	Accepted If it is aerial cabling for broadband purposes.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
• Utility installation	Accepted If: (a) it is undertaken by a public sector entity; and (b) it is not one of the following: (i) a mail depot; or (ii) a water supply treatment plant; or (iii) a sewage treatment plant; or (iv) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (v) a waste landfill.	Not applicable
	Code assessment If it is for a mail depot.	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If: (a) it is not undertaken by a public sector entity; and (b) it is not one of the following: (i) a water supply treatment plant; or (ii) a sewage treatment plant; or (iii) a waste transfer station (for all refuse other than a recycling community drop-off facility); or (iv) a waste landfill.	Zone code: <ul style="list-style-type: none"> Medium impact industry zone code Development codes: <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column 	Impact assessment	The planning scheme, to the extent relevant.

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.