

6.4. Industry category zone codes

6.4.1. Low impact industry zone code

6.4.1.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5 of the planning scheme.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.4.1.2. Purpose

The purpose of the low impact industry zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of low impact industry zones as places comprising a range and mixture of low impact uses from within the industrial activities group, business activities group, and special activities group;
- (3) to provide for the development of a limited range and mixture of low impact uses from within other activity groups only if they are compatible with and do not limit or compromise the development of preferred land uses;
- (4) to enable low impact industry zones to strengthen and maintain their role and function in the planning scheme area;
- (5) to establish one (1) precinct within the zone where particular development outcomes are specified, and the precincts is identified as follows:
 - (a) the Tanby Road Local Business Precinct; and
- (6) to facilitate the achievement of the overall outcomes sought for the zone.

6.4.1.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a use from within the industrial activities group which has low impacts; or
 - (b) a use from within the business activities group which has low impacts; or
 - (c) a use from within the special activities group which has low impacts; or
 - (d) a use which:

- (i) is compatible with and supports a preferred use from within the industrial activities group, business activities group, and special activities group; and
 - (ii) does not limit or compromise the development of a preferred use from within the industrial activities group, business activities group, and special activities group; and
 - (iii) has relatively low impacts;
- (2) the development of a use from within the industrial activities group is a preferred use within the zone in the following circumstances:
 - (a) it is a low impact industry; or
 - (b) it is a research and technology industry (being only a computer server facility); or
 - (c) it is a service industry; or
 - (d) it is a warehouse;
- (3) the development of a use from within the business activities group is a preferred use within the zone in the following circumstances:
 - (a) it is an agricultural supplies store; or
 - (b) it is a garden centre; or
 - (c) it is hardware and trade supplies; or
 - (d) it is a sales office;
- (4) the development of a use from within the special activities group is a preferred use within the zone in the following circumstances:
 - (a) it is emergency services; or
 - (b) it is a parking station; or
 - (c) it is a transport depot; or
 - (d) it is a landing; or
 - (e) it is a utility installation having low impacts, and it is an essential component of infrastructure servicing the community (for example, water supply pump station, sewerage pump station);
- (5) if the development is a use from within the industrial activities group, business activities group or the special activities group and it is not identified as a preferred use, it occurs within the zone only in the following circumstances:
 - (a) it is compatible with and does not limit or compromise the development of the preferred uses identified in Overall Outcome (2), Overall Outcome (3) or Overall Outcome (4);
 - (b) it has low impacts;
 - (c) it is designed to appropriately integrate with development in the immediate area;
 - (d) there is appropriate design and siting to ensure that there are no adverse impacts on any sensitive land use;
 - (e) it is consistent with the built form and appearance of development in the immediate area;
 - (f) the use:
 - (i) is bulk landscape supplies; or
 - (ii) is a car wash; or
 - (iii) is a crematorium; or
 - (iv) is a funeral parlour; or
 - (v) is a market; or
 - (vi) is outdoor sales; or

- (vii) it is a service station; or
 - (viii) is a showroom; or
 - (ix) is a substation; or
 - (x) is veterinary services;
- (6) if the development is for a use that is not within the industrial activities group, business activities group or special activities group, it occurs within the zone only in the following circumstances:
 - (a) it is compatible with and does not limit or compromise the development of the preferred uses identified in Overall Outcome (2), Overall Outcome (3) or Overall Outcome (4);
 - (b) it has low impacts;
 - (c) it is designed to integrate with development in the immediate area;
 - (d) there is appropriate design and siting to ensure that there are no adverse impacts on any sensitive land use;
 - (e) it is consistent with the built form and appearance of development in the immediate area;
 - (f) the use:
 - (i) is a caretaker's accommodation; or
 - (ii) is an environment facility; or
 - (iii) is a food and drink outlet which is small in scale and primarily services the following:
 - (A) workers or customers of other development in the zone; or
 - (B) the convenience needs of travellers along major transport routes; or
 - (iv) is indoor sport and recreation; or
 - (v) is a park; or
 - (vi) is a rural industry; or
 - (vii) is a wholesale nursery;
- (7) the development of any use which results in medium impacts, high impacts, or extreme impacts and risks due to emissions, or dangerous or hazardous goods and activities, does not occur within the zone;
- (8) the development is compatible with an urban form that is characterised by:
 - (a) low to moderate building heights;
 - (b) moderate to high site cover;
 - (c) use of vegetation screening and buffering between development and any adjoining sensitive land use; and
- (9) the appearance of development results in a high level of visual amenity when viewed from any major transport routes or scenic transport routes;
- (10) the development is provided with adequate infrastructure and essential services; and

Where located in the Tanby Road Local Business Precinct

Note: The overall outcomes of the Tanby Road Local Business Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (11) the development:
 - (a) is a use which:
 - (i) is a child care centre; or
 - (ii) is an office (if small in scale); or

- (iii) is a medical centre; or
- (iv) is a continuation of an existing use; and
- (b) the use:
 - (i) is oriented towards supporting the tourism and recreation development potential of the immediate area;
 - (ii) does not involve a drive-through facility;
 - (iii) is designed to integrate with development in the immediate area;
 - (iv) does not undermine the viability, role or function of established neighbourhood centres, local centres, district centres, or major centres; and
 - (v) provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area; and
- (12) the development does not result in the provision of additional access points fronting Tanby Road or Rawlings Street; and
- (13) in the event of the amalgamation of lots in this precinct or any integrated development over multiple lots, the on-site parking and movement system is safe, is appropriately integrated with the site layout, and it does not adversely impact the safety of Tanby Road.

Editor's note: In consideration of the current ownership within the Tanby Road local business precinct, existing access driveways off Tanby Road, Rawlings Street and Melbourne Street, and the introduction of a signalised intersection at this location, it is expected that these sites will be considered as one for any new development proposals regarding formalising access (whether this is by amalgamation of lots or not). This will enhance the potential to develop the land in an efficient and coordinated manner.

6.4.1.4. Specific benchmarks for assessment

Table 6.4.1.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes		Acceptable outcomes	
Land use			
PO1 If the use includes office space, the office space is a scale that is ancillary to and has a direct nexus with the use conducted on the site.		AO1.1 If the use includes office space, the office area does not exceed twenty (20) per cent of the total gross floor area of the use.	
PO2 If the use is a use from within the industrial activities group and the development involves direct sales to the public, the direct sales to the public only occur at a scale that is ancillary to the primary activities of the use and the items for sale have a direct nexus with the use conducted on the site.		AO2.1 If the development is a use from within the industrial activities group, direct sales to the public are restricted to the sale of items produced on site. AO2.2 If the development is a use from within the industrial activities group, the sales area does not exceed ten (10) per cent of the total gross floor area of the use.	
Built Form			
PO3 The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the		AO3.1 Building height does not exceed twelve (12) metres.	

Performance outcomes	Acceptable outcomes
character or amenity of the streetscape, adjoining sites and surrounding area.	AO3.2 Site cover does not exceed seventy-five (75) per cent.
PO4 The design and siting of buildings and structures does not adversely impact the amenity of the streetscape or adjoining sites having regard to the following: <ul style="list-style-type: none"> (a) minimisation of potential sources of nuisance; (b) enhancing the ability to soften the visual impact of large expanses of building walls by the provision of areas for the planting of dense screening vegetation; (c) provision of and maintenance of access to natural light and ventilation; and (d) provision of and maintenance of privacy for any habitable buildings. 	AO4.1 There is a 1.8 metre high screen fence located along all common lot boundaries where adjoining a residential category zone or a township zone. AO4.2 Buildings have a setback from road frontage lot boundaries in accordance with the following: <ul style="list-style-type: none"> (a) a setback from the primary road frontage lot boundary of at least six (6) metres; and (b) a setback from a secondary road frontage lot boundary of at least three (3) metres; and (c) if located at a site adjoining an identified scenic transport route on an overlay map, a setback from the scenic transport route lot boundary of at least ten (10) metres. AO4.3 Buildings or structures have a setback from all common side and rear lot boundaries with a lot located in a residential category zone in accordance with the following: <ul style="list-style-type: none"> (a) at any point where the 'outermost projection height' is between two (2) metres and 4.5 metres, a setback of at least five (5) metres; or (b) at any point where the 'outermost projection height' is greater than 4.5 metres, a setback of at least five (5) metres plus 0.3 of a metre for every additional metre or part thereof in height over 4.5 metres. AO4.4 If adjoining a residential category zone or a township zone, any windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of seventy-five (75) per cent transparent to obscure views into the adjoining residential building and to maintain privacy for those residents.
Appearance	
PO5 The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and	AO5.1 The development has a pedestrian entry point at or visible from the primary road frontage.

Performance outcomes	Acceptable outcomes
<p>the surrounding area by incorporating elements including but not limited to the following:</p> <ul style="list-style-type: none"> (a) emphasis on entry points; (b) orientation to the street and any public places; (c) inclusion of walls, structures or vegetation to screen any material stockpiles, waste storage areas, and building plant from view of the street or other public places; (d) inclusion of vegetation to soften the impact of any large unarticulated building walls when viewed from residential category zones and scenic transport routes; and (e) inclusion of vegetation between buildings and lot boundaries that adjoin major transport routes. 	<p>AO5.2</p> <p>Any ancillary office space or sales areas of each building are sited and oriented towards the primary road frontage.</p> <p>AO5.3</p> <p>Any material stockpiles and waste storage areas are screened from view of the street and adjoining public places by one or more of the following:</p> <ul style="list-style-type: none"> (a) a solid screen fence; or (b) a wall; or (c) dense vegetation. <p>AO5.4</p> <p>Any building plant:</p> <ul style="list-style-type: none"> (a) is screened from view of the street by one or more of the following: <ul style="list-style-type: none"> (i) a solid screen fence, or (ii) a roof design feature; or (iii) a wall; or (iv) dense vegetation; or (b) is located within, underneath or central to the building so as to not be visible from the street. <p>AO5.5</p> <p>There is a densely vegetated buffer area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries where adjoining any residential category zone or a township zone.</p> <p>AO5.6</p> <p>There is a densely vegetated area having a depth of at least ten (10) metres from the lot boundary, located along all lot boundaries which adjoin an identified scenic transport route on an overlay map.</p> <p>AO5.7</p> <p>The densely vegetated areas specified in AO5.5 and AO5.6 comply with the following:</p> <ul style="list-style-type: none"> (a) there is a minimum of two (2) rounded canopy trees for every five (5) linear metres or part thereof of the length of the road frontage lot boundary; and (b) there is a minimum of two (2) shrubs for every three (3) linear metres or part thereof

Performance outcomes	Acceptable outcomes
	<p>of the length of the road frontage lot boundary; and</p> <p>(c) any established native tree species having a height exceeding two (2) metres, or a trunk diameter of thirty (30) centimetres are retained within vegetation area.</p> <p>AO5.8</p> <p>There is a vegetated area having a depth of at least two (2) metres from the lot boundary, located along all road frontage boundaries of any roads classified as a collector road, arterial road, or main road (other than a boundary adjoining an identified scenic transport route on an overlay map), excluding the access driveway.</p>

Table 6.4.1.4.2 - Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
<p>PO6</p> <p>The use is:</p> <p>(a) a preferred use for the zone (as identified in the overall outcomes for the zone); or</p> <p>(b) another use identified in the overall outcomes for the zone that:</p> <p>(i) is compatible with and supports a preferred use for the zone or</p> <p>(ii) will not limit or compromise the development of a preferred use for the zone.</p>	No acceptable outcome is nominated.
<p>PO7</p> <p>If the use is not a preferred use for the zone (as identified in the overall outcomes for the zone), the use does not undermine the viability, role or function of centres in the planning scheme centres hierarchy.</p>	No acceptable outcome is nominated.
<p>PO8</p> <p>The use appropriately integrates with any established uses in the immediate area.</p>	No acceptable outcome is nominated.
<p>PO9</p> <p>The use is located, designed and operated in a manner that maintains public health and safety.</p>	No acceptable outcome is nominated.
<p>PO10</p> <p>The use does not result in medium impacts, high impacts, or extreme impacts and risks due to emissions, or dangerous or hazardous goods and activities.</p>	<p>AO10.1</p> <p>The use is not any of the following uses from the industrial activities group:</p> <p>(a) High impact industry; or</p> <p>(b) Marine industry; or</p> <p>(c) Medium impact industry; or</p>

Performance outcomes	Acceptable outcomes
	<p>(d) Research and technology industry (other than a computer server facility); or</p> <p>(e) Special industry.</p> <p>AO10.2</p> <p>The use is not any of the following uses from the special activities group:</p> <p>(a) Major electricity infrastructure; or</p> <p>(b) Utility installation being one of the following:</p> <ul style="list-style-type: none"> (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.
Infrastructure	
<p>PO11</p> <p>Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.</p>	<p>AO11.1</p> <p>The development complies with the requirements of the Development Works Code.</p>