Table 5.5.5—Low impac		
Low impact industry zo	Categories of development and assessment	Assessment benchmarks
Agricultural supplies	Accepted development subject to requ	uirements
store	 If involving a material increase in the intensity and scale of an existing agricultural supplies store; and Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	 Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asses	ssment - Fast tracked
	If complying with the assessment benchmarks of the applicable codes.	Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asses	ssment
	In all other circumstances.	 Low impact industry zone code Transport, access and parking code Infrastructure services code
Aquaculture	Accepted development subject to requ	
	 Where using above ground tanks (but not ponds); and Where total use area is less than 1,000m²; and If complying with the assessment benchmarks of the applicable codes. 	 Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	In all other circumstances.	The planning scheme
Battery storage facility Editor's note— development involving a battery storage system may alternatively be accepted development having regard to Schedule 6, section 26, Item 6 of the Planning Regulation 2017 or ancillary to another use. If this may be the case, consider pre-lodgment meeting with Council's planning team.	Assessable development - Impact ass	The planning scheme
Bulk landscaping supplies	Assessable development - Code asses	
	If complying with the assessment benchmarks of the applicable codes. Assessable development. Code assess.	Low impact industry zone code Transport, access and parking code Infrastructure services code
	 Assessable development - Code asses In all other circumstances. 	
	III all ouler circumstances.	 Low impact industry zone code Transport, access and parking code Infrastructure services code

Low impact industry		T
Use	Categories of development and assessment	Assessment benchmarks
Caretaker's	Assessable development - Code asse	
accommodation	Where for minor building work or involves no building work	 Low impact industry zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Impact ass	sessment
	In all other circumstances	The planning scheme
Car wash	Assessable development - Code asse	
	If complying with the assessment benchmarks of the applicable codes.	 Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asse	ssment
	In all other circumstances.	 Low impact industry zone code Transport, access and parking code Infrastructure services code
Educational	Assessable development - Code asse	
establishment	Where for training associated with industrial or agricultural purposes.	Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact ass	essment
	In all other circumstances.	The planning scheme
Emergency services	Assessable development - Code asse	
,	In all circumstances.	 Low impact industry zone code Transport, access and parking code Infrastructure services code
Food and drink	Accepted development subject to req	
outlet	 Where for minor building work or involves no building work; and Where ancillary to a low impact industry use; and The GFA of the food and drink outlet is no greater than 50m²; and If complying with the assessment benchmarks of the applicable codes. 	Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asse	ssment
	In all other circumstances.	 Low impact industry zone code Transport, access and parking code Infrastructure services code
Funeral parlour	Accepted development subject to req	uirements
	 Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	 Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asse	
	If complying with the assessment benchmarks of the applicable codes.	 Low impact industry zone code Transport, access and parking code Infrastructure services code

Low impact industry z	one	
Use	Categories of development and assessment	Assessment benchmarks
	Assessable development - Code asse	•
	In all other circumstances.	 Low impact industry zone code Transport, access and parking code Infrastructure services code
Garden centre	Accepted development subject to req	
	 Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	 Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asse	
	If complying with the assessment benchmarks of the applicable codes.	 Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asse	
	In all other circumstances.	 Low impact industry zone code Transport, access and parking code Infrastructure services code
Hardware and trade	Accepted development subject to req	uirements
supplies	 Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	 Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asse	
	If complying with the assessment benchmarks of the applicable codes.	 Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asse	
	In all other circumstances.	Low impact industry zone code Transport, access and parking code Infrastructure services code
Indoor sport and	Assessable development - Code asse	
recreation	In all circumstances.	Low impact industry zone code Transport, access and parking code Infrastructure services code
Low impact industry	Accepted development subject to req	
•	 Where there is no building work; and If complying with the assessment benchmarks of the applicable codes 	 Low impact industry zone code Transport, access and parking code
	Assessable development - Code asse	ssment - Fast tracked
	 Where less than 1,000m² of GFA; and If complying with the assessment benchmarks of the applicable codes. 	Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asse	ssment

Use	zone Categories of development and	Assessment benchmarks
	assessment	
		Transport, access and parking code
		Infrastructure services code
Major electricity	Assessable development - Code asse	
infrastructure	In all circumstances	 Low impact industry zone code Transport, access and parking code
Outdoor sales	Accepted development subject to req	
Outdoor sales	Where for minor building work or	Low impact industry zone code
	involves no building work; and	Transport, access and parking
	If complying with the assessment	code
	benchmarks of the applicable codes.	Infrastructure services code
	Assessable development - Code asse	ssment - Fast tracked
	If complying with the assessment	Low impact industry zone code
	benchmarks of the applicable	Transport, access and parking
	codes.	code
		Infrastructure services code
	Assessable development - Code asse	ssment
	In all other circumstances.	Low impact industry zone code
		Transport, access and parking
		code
		Infrastructure services code
Park	Accepted development	
	Development approval is not	
Research and	required. Accepted development subject to req	uiromonte
technology industry	Where for minor building work or	Low impact industry zone code
icomology madatry	involves no building work; and	Transport, access and parking
	If complying with the assessment	code
	benchmarks of the applicable	Infrastructure services code
	codes.	
	Accessable development - Code acce	ssment - Fast tracked
	Assessable development - Code asse	
	If complying with the assessment	
	If complying with the assessment benchmarks of the applicable	Transport, access and parking
	If complying with the assessment	Transport, access and parking code
	If complying with the assessment benchmarks of the applicable codes.	Transport, access and parking codeInfrastructure services code
	If complying with the assessment benchmarks of the applicable	Transport, access and parking code Infrastructure services code ssment
	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assesses.	Transport, access and parking code Infrastructure services code Ssment Low impact industry zone code
	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assesses.	Transport, access and parking code Infrastructure services code Ssment Low impact industry zone code
	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asse In all other circumstances.	Transport, access and parking code Infrastructure services code sement Low impact industry zone code Transport, access and parking code Infrastructure services code
Rural industry	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asse In all other circumstances. Assessable development - Code asse	Transport, access and parking code Infrastructure services code ssment Low impact industry zone code Transport, access and parking code Infrastructure services code ssment
Rural industry	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asse In all other circumstances. Assessable development - Code asse Where for the packaging of a	Transport, access and parking code Infrastructure services code Ssment Low impact industry zone code Transport, access and parking code Infrastructure services code Ssment Low impact industry zone code
Rural industry	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asse In all other circumstances. Assessable development - Code asse	Transport, access and parking code Infrastructure services code Ssment Low impact industry zone code Transport, access and parking code Infrastructure services code Ssment Low impact industry zone code Rural activities code
Rural industry	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asse In all other circumstances. Assessable development - Code asse Where for the packaging of a	Transport, access and parking code Infrastructure services code sement Low impact industry zone code Transport, access and parking code Infrastructure services code sement Low impact industry zone code Rural activities code Transport, access and parking
Rural industry	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asse In all other circumstances. Assessable development - Code asse Where for the packaging of a	Transport, access and parking code Infrastructure services code sement Low impact industry zone code Transport, access and parking code Infrastructure services code sement Low impact industry zone code Rural activities code Transport, access and parking code Transport, access and parking code
Rural industry	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asse In all other circumstances. Assessable development - Code asse Where for the packaging of a product from a rural use.	Transport, access and parking code Infrastructure services code sement Low impact industry zone code Transport, access and parking code Infrastructure services code sement Low impact industry zone code Rural activities code Transport, access and parking code Infrastructure services code Infrastructure services code
Rural industry	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asse In all other circumstances. Assessable development - Code asse Where for the packaging of a product from a rural use. Assessable development - Impact assessab	Transport, access and parking code Infrastructure services code Transport, access and parking code Infrastructure services code Infrastructure services code Rural activities code Transport, access and parking code Rural activities code Transport, access and parking code Infrastructure services code Infrastructure services code
·	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asse In all other circumstances. Where for the packaging of a product from a rural use. Assessable development - Impact asse In all other circumstances.	Transport, access and parking code Infrastructure services code SEMENT Low impact industry zone code Transport, access and parking code Infrastructure services code SESMENT Low impact industry zone code Rural activities code Transport, access and parking code Transport, access and parking code Infrastructure services code Infrastructure services code Transport, access and parking code Infrastructure services code Transport
	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asservable development - Code asservable development - Code asservable development - Code asservable development - Impact asservable development - Impact asservable development - Code asservable de	Transport, access and parking code Infrastructure services code Transport, access and parking code Infrastructure services code Infrastructure services code Sement Low impact industry zone code Rural activities code Transport, access and parking code Infrastructure services code Infrastructure services code Transport, access and parking code Infrastructure services code The planning scheme Sement The planning scheme
	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asservable development - Code asservable development - Code asservable development - Code asservable development - Impact asservable development - Impact asservable development - Code asservable de	Transport, access and parking code Infrastructure services code sement Low impact industry zone code Transport, access and parking code Infrastructure services code sement Low impact industry zone code Rural activities code Transport, access and parking code Infrastructure services code Infrastructure services code Transport, access and parking code Infrastructure services code sessment The planning scheme sessment - Fast tracked Low impact industry zone code
Rural industry Service industry	If complying with the assessment benchmarks of the applicable codes. Assessable development - Code asservable development - Code asservable development - Code asservable development - Code asservable development - Impact asservable development - Impact asservable development - Code asservable de	Transport, access and parking code Infrastructure services code SSMENT Low impact industry zone code Transport, access and parking code Infrastructure services code SSMENT Low impact industry zone code Rural activities code Transport, access and parking code Infrastructure services code Infrastructure services code Transport, access and parking code Infrastructure services code The planning scheme SSMENT The planning scheme

assessment	Low impact industry z Use	Categories of development and	Assessment benchmarks
In all other circumstances. Low impact industry zone transport, access and par code Infrastructure services cod Infras	USE	assessment	
Service station Assessable development - Code assessment In all circumstances. Assessable development - Code assessment In all circumstances and par code Infrastructure services code Infrastructure service		Assessable development - Code asse	essment
In all circumstances. Low impact industry zone		In all other circumstances.	Transport, access and parking
In all circumstances. Low impact industry zone ocode Infrastructure services cod Infrast	Service station	Assessable development - Code asse	
Assessable development - Code assessment			 Low impact industry zone code Transport, access and parking code
In all circumstances. Infrastructure services code assessment Infrastructure services code assessment Infrastructure services code assessment Infrastructure services code assessment Infrastructure services code assessment and par code and par code and par code assessment and par code and	Substation	Assessable development - Code asse	
In all circumstances.			Low impact industry zone codeTransport, access and parking
In all circumstances.	Telecommunications	Assessable development - Code asse	
If complying with the assessment benchmarks of the applicable codes; and Where less than 1,000m² of GFA. Assessable development - Code assessment In all other circumstances. If involving a material increase in the intensity and scale of an existing utility installation; and Where for the treatment of water, sewerage or waste; and If complying with the assessment In all other circumstances. Assessable development - Code assessment - Fast tracked If involving a material increase in the intensity and scale of an existing utility installation; and Where for the treatment of water, sewerage or waste; and If complying with the assessment benchmarks of the applicable codes. Assessable development - Impact assessment In all other circumstances. In all other circumstances. Veterinary service Veterinary service Accepted development subject to requirements Where for minor building work; and If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Fast tracked If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Fast tracked If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Fast tracked If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Fast tracked If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Fast tracked Infrastructure services code Infrastructure services code Infrastructure services code Infrastructure services code			 Low impact industry zone code Telecommunications facility code Transport, access and parking
If complying with the assessment benchmarks of the applicable codes; and Where less than 1,000m² of GFA. Assessable development - Code assessment In all other circumstances. In all other circumstances. Assessable development - Code assessment If involving a material increase in the intensity and scale of an existing utility installation; and Where for the treatment of water, sewerage or waste; and If complying with the assessment In all other circumstances. Assessable development - Impact assessment In all other circumstances. Assessable development - Impact assessment In all other circumstances. Assessable development - Impact assessment In all other circumstances. Assessable development - Impact assessment In all other circumstances. Assessable development subject to requirements Where for minor building work; and If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Fast tracked If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Fast tracked If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Fast tracked Infrastructure services code	Transport depot	Assessable development - Code asse	essment - Fast tracked
Dutility installation Assessable development - Code assessment - Fast tracked If involving a material increase in the intensity and scale of an existing utility installation; and Where for the treatment of water, sewerage or waste; and If complying with the assessment benchmarks of the applicable codes. Assessable development - Impact assessment In all other circumstances. Accepted development subject to requirements Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Fast tracked If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Fast tracked Infrastructure services code		benchmarks of the applicable codes; and Where less than 1,000m² of GFA. Assessable development - Code asse	Transport, access and parking code Infrastructure services code essment
Assessable development - Code assessment - Fast tracked		In all other circumstances.	Transport, access and parking code
If involving a material increase in the intensity and scale of an existing utility installation; and Where for the treatment of water, sewerage or waste; and If complying with the assessment benchmarks of the applicable codes. Assessable development - Impact assessment In all other circumstances. Veterinary service Veterinary service Veterinary service Veterinary service Accepted development subject to requirements Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Fast tracked If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment - Transport, access and par code Infrastructure services code Transport, access and par code	Utility installation	Assessable development - Code asse	
In all other circumstances. Accepted development subject to requirements Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment benchmarks of the applicable codes. If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment code If complying with the assessment benchmarks of the applicable codes. If complying with the assessment length of the applicable code length of the applicable code. Infrastructure services code length of the applicable codes. Infrastructure services code length of the applicable codes.		 If involving a material increase in the intensity and scale of an existing utility installation; and Where for the treatment of water, sewerage or waste; and If complying with the assessment benchmarks of the applicable codes. 	 Low impact industry zone code Transport, access and parking code Infrastructure services code
Veterinary service • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment benchmarks of the applicable codes. • If complying with the assessment benchmarks of the applicable codes. • If complying with the assessment benchmarks of the applicable codes. • Low impact industry zone of the code assessment of the applicable code. • Infrastructure services code of the applicable code. • Infrastructure services code of the applicable code.		Assessable development - Impact ass	sessment
 Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment benchmarks of the applicable codes. If complying with the assessment benchmarks of the applicable codes. Low impact industry zone of the code assessment industry zone of the code infrastructure services code. Low impact industry zone of the code assessment industry zone of the code infrastructure services code. Assessable development - Code assessment 		In all other circumstances.	The planning scheme
 involves no building work; and If complying with the assessment benchmarks of the applicable codes. Assessable development - Code assessment benchmarks of the applicable codes. If complying with the assessment benchmarks of the applicable codes. Low impact industry zone of the applicable code. Transport, access and par code Infrastructure services code Infrastructure services code Infrastructure services code 	Veterinary service	Accepted development subject to rec	uirements
 If complying with the assessment benchmarks of the applicable codes. Low impact industry zone of the applicable code. Transport, access and part code infrastructure services code. Assessable development - Code assessment		 Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	 Low impact industry zone code Transport, access and parking code Infrastructure services code
benchmarks of the applicable codes. Transport, access and par code Infrastructure services code Assessable development - Code assessment			essment - Fast tracked
Assessable development - Code assessment		benchmarks of the applicable	Transport, access and parking code
<u> </u>		Assessable development - Code asse	•
T ■ III all Quel Circumstances. T ● T OW Impact Industry Zone (In all other circumstances.	Low impact industry zone code

Use	Categories of development and assessment	Assessment benchmarks
		 Transport, access and parking code Infrastructure services code
Warehouse	Accepted development subject to req	uirements
	 Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asse	ssment - Fast tracked
	 If complying with the assessment benchmarks of the applicable codes; and Where less than 1,000m² of GFA. 	 Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code asse	
	In all other circumstances.	 Low impact industry zone code Transport, access and parking code Infrastructure services code
Wholesale nursery	Assessable development - Code asse	ssment
	In all other circumstances.	 Low impact industry zone code Transport, access and parking code Infrastructure services code
Assessable developr	nent - Impact assessment	
 Any other uses no Any use listed in th 	t listed in this table, or his table and not meeting the description ories of development and assessment	The planning scheme