

Table 5.5.5—Low impact industry zone

Low impact industry zone		
Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	Accepted development subject to requirements	
	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Aquaculture	Accepted development subject to requirements	
	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> 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 assessment	
		<ul style="list-style-type: none"> The planning scheme
Bulk landscaping supplies	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code

Low impact industry zone		
Use	Categories of development and assessment	Assessment benchmarks
Caretaker's accommodation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work 	<ul style="list-style-type: none"> Low impact industry zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Car wash	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Educational establishment	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for training associated with industrial or agricultural purposes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Emergency services	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Food and drink outlet	Accepted development subject to requirements	
	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Funeral parlour	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code

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Use	Categories of development and assessment	Assessment benchmarks
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Garden centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Hardware and trade supplies	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Indoor sport and recreation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Low impact industry	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where there is no building work; and If complying with the assessment benchmarks of the applicable codes 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where less than 1,000m² of GFA; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code

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Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
Major electricity infrastructure	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Outdoor sales	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Park	Accepted development	
	<ul style="list-style-type: none"> • Development approval is not required. 	
Research and technology industry	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Rural industry	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Where for the packaging of a product from a rural use. 	<ul style="list-style-type: none"> • Low impact industry zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • The planning scheme
Service industry	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes; and • Where less than 1,000m² of GFA. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code

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Use	Categories of development and assessment	Assessment benchmarks
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Service station	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Substation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Telecommunications facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Telecommunications facility code Transport, access and parking code Infrastructure services code
Transport depot	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Where less than 1,000m² of GFA. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Utility installation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Veterinary service	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code

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Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
Warehouse	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes; and • Where less than 1,000m² of GFA. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Wholesale nursery	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		<ul style="list-style-type: none"> • The planning scheme