

**Table 5.5.5 - Low impact industry zone**

| <b>Low impact industry zone</b>    |  |  |
|------------------------------------|--|--|
| <b>Use</b>                         | <b>Categories of development and assessment</b>  | <b>Assessment benchmarks</b>   |
| <b>Agricultural supplies store</b> | <b>Accepted development subject to requirements</b>  |  |
|                                    | <ul style="list-style-type: none"> <li>• If involving a material increase in the intensity and scale of an existing agricultural supplies store; and</li> <li>• Where for minor building work or involves no building work; and</li> <li>• If complying with the assessment benchmarks of the applicable codes.</li> </ul>           | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul>  |
|                                    | <b>Assessable development - Code assessment - Fast tracked</b>   |  |
|                                    | <ul style="list-style-type: none"> <li>• If complying with the assessment benchmarks of the applicable codes.</li> </ul>   | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul>  |
| <b>Aquaculture</b>                 | <b>Assessable development - Code assessment</b>  |  |
|                                    | <ul style="list-style-type: none"> <li>• In all other circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul>  |
|                                    | <b>Accepted development subject to requirements</b>  |  |
|                                    | <ul style="list-style-type: none"> <li>• Where using above ground tanks (but not ponds);and</li> <li>• Where total use area is below 1000m<sup>2</sup>; and</li> <li>• If complying with the assessment benchmarks of the applicable codes.</li> </ul>   | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul>  |
| <b>Bulk landscaping supplies</b>   | <b>Assessable development - Impact assessment</b>  |  |
|                                    | <ul style="list-style-type: none"> <li>• In all other circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul>  |
|                                    | <b>Assessable development - Code assessment - Fast tracked</b>   |  |
|                                    | <ul style="list-style-type: none"> <li>• If complying with the assessment benchmarks of the applicable codes.</li> </ul>   | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul>  |
| <b>Caretaker's accommodation</b>   | <b>Assessable development - Code assessment</b>  |  |
|                                    | <ul style="list-style-type: none"> <li>• Where for minor building work or involves no building work; and</li> <li>• If ancillary to an industrial use that has a demonstrated need for a caretaker to be on site on a permanent basis; and</li> <li>• If complying with the assessment benchmarks of the applicable codes</li> </ul> | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Accommodation activities code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul> |
|                                    | <b>Assessable development - Impact assessment</b>  |  |
|                                    | <ul style="list-style-type: none"> <li>• In all other circumstances</li> </ul>   | <ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>  |
| <b>Car wash</b>                    | <b>Assessable development - Code assessment - Fast tracked</b>   |  |
|                                    | <ul style="list-style-type: none"> <li>• If complying with the assessment benchmarks of the applicable codes.</li> </ul>   | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul>  |

|                                  |  |   |
|----------------------------------|--|---|
|                                  | <b>Assessable development - Code assessment</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
| <b>Educational establishment</b> | <b>Assessable development - Code assessment</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>Where for training associated with industrial or agricultural purposes.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|                                  | <b>Assessable development - Impact assessment</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>The planning scheme</li> </ul>   |
| <b>Emergency services</b>        | <b>Assessable development - Code assessment</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>In all circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
| <b>Food and drink outlet</b>     | <b>Accepted development subject to requirements</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>Where for minor building work or involves no building work; and</li> <li>Where ancillary to a low impact industry use; and</li> <li>The GFA of the food and drink outlet is no greater than 50m<sup>2</sup>; and</li> <li>If complying with the assessment benchmarks of the applicable codes.</li> </ul> | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|                                  | <b>Assessable development - Code assessment</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
| <b>Funeral parlour</b>           | <b>Accepted development subject to requirements</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>Where for minor building work or involves no building work; and</li> <li>If complying with the assessment benchmarks of the applicable codes.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|                                  | <b>Assessable development - Code assessment - Fast tracked</b>   |   |
|                                  | <ul style="list-style-type: none"> <li>If complying with the assessment benchmarks of the applicable codes.</li> </ul>   | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|                                  | <b>Assessable development - Code assessment</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
| <b>Garden centre</b>             | <b>Accepted development subject to requirements</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>Where for minor building work or involves no building work; and</li> <li>If complying with the assessment benchmarks of the applicable codes.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|                                  | <b>Assessable development - Code assessment - Fast tracked</b>   |   |
|                                  | <ul style="list-style-type: none"> <li>If complying with the assessment benchmarks of the applicable codes.</li> </ul>   | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|                                  | <b>Assessable development - Code assessment</b>  |   |
|                                  | <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |

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|---|---|---|
| <b>Hardware and trade supplies</b>  | <b>Accepted development subject to requirements</b>   |   |
|   | <ul style="list-style-type: none"> <li>Where for minor building work or involves no building work; and</li> <li>If complying with the assessment benchmarks of the applicable codes.</li> </ul>   | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|   | <b>Assessable development - Code assessment - Fast tracked</b>  |   |
|   | <ul style="list-style-type: none"> <li>If complying with the assessment benchmarks of the applicable codes.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|   | <b>Assessable development - Code assessment</b>   |   |
|   | <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul>   | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|   |   |   |
| <b>Indoor sport and recreation</b>  | <b>Assessable development - Code assessment</b>   |   |
|   | <ul style="list-style-type: none"> <li>In all circumstances.</li> </ul>   | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
| <b>Low impact industry</b>  | <b>Accepted development subject to requirements</b>   |   |
|   | <ul style="list-style-type: none"> <li>Where there is no building work; and</li> <li>If complying with the assessment benchmarks of the applicable codes</li> </ul>                               | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|   | <b>Assessable development - Code assessment - Fast tracked</b>  |   |
|   | <ul style="list-style-type: none"> <li>Where less than 1,000m<sup>2</sup> of GFA; and</li> <li>If complying with the assessment benchmarks of the applicable codes.</li> </ul>                    | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|   | <b>Assessable development - Code assessment</b>   |   |
| <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul> | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>                                 |   |
| <b>Medium Impact Industry</b>   | <b>Assessable development - Code assessment</b>   |   |
|   | <ul style="list-style-type: none"> <li>In all circumstances.</li> </ul>   | <ul style="list-style-type: none"> <li>Low Impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
| <b>Major electricity infrastructure</b>                                       | <b>Assessable development - Code assessment</b>   |   |
|   | <ul style="list-style-type: none"> <li>In all circumstances</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
| <b>Outdoor sales</b>  | <b>Accepted development subject to requirements</b>   |   |
|   | <ul style="list-style-type: none"> <li>Where for minor building work or involves no building work; and</li> <li>If complying with the s assessment benchmarks of the applicable codes.</li> </ul> | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|   | <b>Assessable development - Code assessment - Fast tracked</b>  |   |
|   | <ul style="list-style-type: none"> <li>If complying with the assessment benchmarks of the applicable codes.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
|   | <b>Assessable development - Code assessment</b>   |   |
| <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul> | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>                                 |   |

|   |   |   |
|---|---|---|
| <b>Park</b>   | <b>Accepted development</b>   |   |
|   | <ul style="list-style-type: none"> <li>Development approval is not required.</li> </ul>   |   |
| <b>Research and technology industry</b>                                       | <b>Accepted development subject to requirements</b>   |   |
|   | <ul style="list-style-type: none"> <li>Where for minor building work or involves no building work; and</li> <li>If complying with the assessment benchmarks of the applicable codes.</li> </ul> | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>   |
|   | <b>Assessable development - Code assessment - Fast tracked</b>  |   |
|   | <ul style="list-style-type: none"> <li>If complying with the assessment benchmarks of the applicable codes.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>   |
|   | <b>Assessable development - Code assessment</b>   |   |
| <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul> | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> <li></li> </ul>                     |   |
| <b>Rural industry</b>   | <b>Assessable development - Code assessment</b>   |   |
|   | <ul style="list-style-type: none"> <li>Where for the packaging of a product from a rural use.</li> </ul>  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Rural activities code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>            |
|   | <b>Assessable development - Impact assessment</b>   |   |
| <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul> | <ul style="list-style-type: none"> <li>The planning scheme</li> </ul>   |   |
| <b>Service industry</b>   | <b>Assessable development - Code assessment - Fast tracked</b>  |   |
|   | <ul style="list-style-type: none"> <li>If complying with the assessment benchmarks of the applicable codes; and</li> <li>Where less than 1,000m<sup>2</sup> of GFA.</li> </ul>                  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>   |
|   | <b>Assessable development - Code assessment</b>   |   |
| <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul> | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>                               |   |
| <b>Service station</b>  | <b>Assessable development - Code assessment</b>   |   |
|   | <ul style="list-style-type: none"> <li>In all circumstances.</li> </ul>   | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>   |
| <b>Substation</b>   | <b>Assessable development - Code assessment</b>   |   |
|   | <ul style="list-style-type: none"> <li>In all circumstances.</li> </ul>   | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>   |
| <b>Telecommunications facility</b>  | <b>Assessable development - Code assessment</b>   |   |
|   | <ul style="list-style-type: none"> <li>In all circumstances.</li> </ul>   | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Telecommunications facility code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul> |
| <b>Transport depot</b>  | <b>Assessable development - Code assessment - Fast tracked</b>  |   |
|   | <ul style="list-style-type: none"> <li>If complying with the assessment benchmarks of the applicable codes; and</li> <li>Where less than 1,000m<sup>2</sup> of GFA.</li> </ul>                  | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>   |
|   | <b>Assessable development - Code assessment</b>   |   |
| <ul style="list-style-type: none"> <li>In all other circumstances.</li> </ul> | <ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>                               |   |

|  |  |   |
|--|--|---|
| <b>Utility installation</b>  | <b>Assessable development - Code assessment - Fast tracked</b>   |   |
|  | <ul style="list-style-type: none"> <li>• If involving a material increase in the intensity and scale of an existing utility installation; and</li> <li>• Where for the treatment of water, sewerage or waste; and</li> <li>• If complying with the assessment benchmarks of the applicable codes.</li> </ul> | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul> |
|  | <b>Assessable development - Impact assessment</b>  |   |
|  | <ul style="list-style-type: none"> <li>• In all other circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>   |
| <b>Veterinary services</b>   | <b>Accepted development subject to requirements</b>  |   |
|  | <ul style="list-style-type: none"> <li>• Where for minor building work or involves no building work; and</li> <li>• If complying with the assessment benchmarks of the applicable codes.</li> </ul>  | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul> |
|  | <b>Assessable development - Code assessment - Fast tracked</b>   |   |
|  | <ul style="list-style-type: none"> <li>• If complying with the assessment benchmarks of the applicable codes.</li> </ul>   | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul> |
|  | <b>Assessable development - Code assessment</b>  |   |
|  | <ul style="list-style-type: none"> <li>• In all other circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul> |
| <b>Warehouse</b>   | <b>Accepted development subject to requirements</b>  |   |
|  | <ul style="list-style-type: none"> <li>• Where for minor building work or involves no building work; and</li> <li>• If complying with the assessment benchmarks of the applicable codes.</li> </ul>  | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul> |
|  | <b>Assessable development - Code assessment - Fast tracked</b>   |   |
|  | <ul style="list-style-type: none"> <li>• If complying with the assessment benchmarks of the applicable codes; and</li> <li>• Where less than 1,000m<sup>2</sup> of GFA.</li> </ul>   | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul> |
|  | <b>Assessable development - Code assessment</b>  |   |
|  | <ul style="list-style-type: none"> <li>• In all other circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul> |
| <b>Wholesale nursery</b>   | <b>Assessable development - Code assessment</b>  |   |
|  | <ul style="list-style-type: none"> <li>• In all other circumstances.</li> </ul>  | <ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Transport, access and parking code</li> <li>• Infrastructure services code</li> </ul> |
| <b>Assessable development - Impact assessment</b>  |  |   |
| 1. Any other uses not listed in this table, or<br>2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or<br>3. Any other defined use. |  | <ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>   |