Table 5.5.7 - High impact industry zone

Table 5.5.7 - High impact industry zone				
High impact industry zo		Accommod to a character		
Use	Categories of development and	Assessment benchmarks		
	assessment			
Caretaker's Assessable development - Code assessment				
accommodation	 Where for minor building work or involves no building work; or If ancillary to an industrial use that has a demonstrated need for a caretaker to be on site on a permanent basis; and If complying with the assessment benchmarks of the applicable codes 	 High impact industry zone code Accommodation activities code Transport, access and parking code Infrastructure services code 		
	Assessable development - Impact ass			
	In all other circumstances			
Crematorium	 In all other circumstances The planning scheme Assessable development - Code assessment			
Crematorium	•			
	In all circumstances.	 High impact industry zone code Transport, access and parking code Infrastructure services code 		
Food and drink outlet	ood and drink outlet			
High impact industry	 Where ancillary to a high impact industry use; and If complying with the assessment benchmarks of the applicable codes; and Where for minor building work or involves no building work; or The food and drink outlet has a GFA no greater than 50m². Assessable development - Code asse In all other circumstances. Accepted development subject to req	 High impact industry zone code Transport, access and parking code Infrastructure services code 		
riigii iiipuot iiiduoti y	 Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	High impact industry zone code Transport, access and parking code Infrastructure services code		
	Assessable development - Code assessment			
	In all other circumstances.	 High impact industry zone code Transport, access and parking code Infrastructure services code 		
Low impact industry	Assessable development - Code asse	L		
-	In all circumstances.	 High impact industry zone code Transport, access and parking code Infrastructure services code 		
Major electricity	Assessable development - Code asse	essment		
infrastructure	In all circumstances	 High impact industry zone code Transport, access and parking code Infrastructure services code 		
Medium impact	Assessable development - Code asse	Assessable development - Code assessment		
industry	In all circumstances.	 High impact industry zone code Transport, access and parking code Infrastructure services code 		

Office	Accepted development - subject to requirements			
	Where for minor building work or High impact industry zone co	ode		
	involves no building work; and • Transport, access and parking the second parking the se			
	Where ancillary to a high impact Infrastructure services code	.9 000.0		
	industry use; and			
	If complying with the assessment			
	benchmarks of the applicable			
	codes.			
	Assessable development - Impact assessment			
	In all other circumstance The planning scheme			
Research and	Accepted development subject to requirements			
technology industry	Where for minor building work or High impact industry zone co	ode		
	involves no building work; and • Transport, access and parking			
	If complying with the assessment Infrastructure services code			
	benchmarks of the applicable			
	codes.			
	Assessable development - Code assessment - Fast tracked			
	 If complying with the assessment High impact industry zone complying 	ode		
	benchmarks of the applicable • Transport, access and parking			
	codes. • Infrastructure services code	J		
	Assessable development - Code assessment			
	In all other circumstances. High impact industry zone co	ode		
	Transport, access and parking			
	Infrastructure services code	9		
Rural industry	Assessable development - Code assessment			
	Where for processing and High impact industry zone co	ode		
	packaging of a product from a rural Rural activities code			
	use. • Transport, access and parking	na code		
	Infrastructure services code	9		
	Assessable development - Impact assessment			
	In all other circumstances The planning scheme			
Service station	Assessable development - Code assessment			
	In all circumstances. High impact industry zone co	ode		
	Transport, access and parking			
	Infrastructure services code	Ū		
Special Industry	Assessable development - Impact assessment			
	Assessable development - impact assessment			
Substation	In all circumstances The planning scheme			
Substation	In all circumstances The planning scheme Assessable development - Code assessment	ode		
Substation	 In all circumstances Assessable development - Code assessment In all circumstances. The planning scheme High impact industry zone companies 			
Substation	 In all circumstances Assessable development - Code assessment In all circumstances. High impact industry zone companies. 			
Substation Telecommunications	 In all circumstances Assessable development - Code assessment In all circumstances. High impact industry zone compared in the compared in			
	 In all circumstances Assessable development - Code assessment In all circumstances. High impact industry zone contraction of the planning scheme High impact industry zone contraction of the planning scheme Transport, access and parking infrastructure services code Assessable development - Code assessment	ng code		
Telecommunications	 In all circumstances Assessable development - Code assessment In all circumstances. High impact industry zone control in the control industry i	ng code ode		
Telecommunications	 In all circumstances In all circumstances. In all circumstances. High impact industry zone of Transport, access and parking Infrastructure services code Assessable development - Code assessment In all circumstances. High impact industry zone of Telecommunications facility 	ng code ode code		
Telecommunications	 In all circumstances In all circumstances. In all circumstances. High impact industry zone control in the services and parking a line in the services code. Assessable development - Code assessment In all circumstances. High impact industry zone control in the services code. High impact industry zone control in the services code. Telecommunications facility. 	ng code ode code		
Telecommunications	In all circumstances Assessable development - Code assessment In all circumstances. High impact industry zone contract the code assessment Infrastructure services code Assessable development - Code assessment In all circumstances. High impact industry zone contract the code assessment High impact industry zone contract the code assessment Telecommunications facility Transport, access and parking	ng code ode code		
Telecommunications facility	In all circumstances Assessable development - Code assessment In all circumstances. High impact industry zone control in all circumstances.	ode code ng code		
Telecommunications facility	In all circumstances Assessable development - Code assessment In all circumstances. High impact industry zone control in all circumstances.	ode code ng code		
Telecommunications facility	 In all circumstances In all circumstances. High impact industry zone of Transport, access and parking Infrastructure services code Assessable development - Code assessment In all circumstances. High impact industry zone of Telecommunications facility Transport, access and parking Transport, access and parking Infrastructure services code Accepted development subject to requirements Where for minor building work or High impact industry zone of High impact industr	ode code ng code		
Telecommunications facility	In all circumstances In all circumstances. In all circums	ode code ng code		
Telecommunications facility	In all circumstances In all circumstances. In all circums	ode code ng code		
Telecommunications facility	In all circumstances In all circumstances. In all circums	ode code ng code		
Telecommunications facility	In all circumstances In all circumstances. In all circums	ode code ng code ode ng code		
Telecommunications facility	In all circumstances In all circumstances. In all circums	ode code ng code ode ng code		
Telecommunications facility	 In all circumstances In all circumstances. High impact industry zone control in all circumstances. High impact industry zone control in all circumstances. In all circumstances. High impact industry zone control industry zone contr	ode code ng code ode ng code		

Utility installation			
	 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. 	 High impact industry zone code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code assessment - Fast tracked		
	 If complying with the assessment benchmarks of the applicable codes; and Where for the treatment of water, sewerage or waste. 	 High impact industry zone code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code assessment		
	In all other circumstances.	 High impact industry zone code Transport, access and parking code Infrastructure services code 	
Warehouse	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. 	 High impact industry zone code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code assessment - Fast tracked		
	 If complying with the assessment benchmarks of the applicable codes; and Where less than 1,000m² of GFA. 	 High impact industry zone code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code asse	esment	
	In all other circumstances.	 High impact industry zone code Transport, access and parking code Infrastructure services code 	
Assessable developmen			
 Any other uses not listed in this table, or Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or Any other defined use. 		The planning scheme	