

Table 5.5.7 - High impact industry zone

High 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; 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 	<ul style="list-style-type: none"> High 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
Crematorium	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> High 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 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. 	<ul style="list-style-type: none"> High 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"> High impact industry zone code Transport, access and parking code Infrastructure services code
High impact 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"> High 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"> High impact industry zone code Transport, access and parking code Infrastructure services code
Low impact industry	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> High impact industry zone code 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"> High impact industry zone code Transport, access and parking code Infrastructure services code
Medium impact industry	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> High impact industry zone code Transport, access and parking code Infrastructure services code

Office	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 high impact industry use; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> High 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 circumstance 	<ul style="list-style-type: none"> The planning scheme
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"> High 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"> High 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"> High 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 processing and packaging of a product from a rural use. 	<ul style="list-style-type: none"> High 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 station	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> High impact industry zone code Transport, access and parking code Infrastructure services code
Special Industry	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all circumstances 	<ul style="list-style-type: none"> The planning scheme
Substation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> High 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"> High impact industry zone code Telecommunications facility code Transport, access and parking code Infrastructure services code
Transport depot	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"> High 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"> High impact industry zone code Transport, access and parking code Infrastructure services code

Utility installation	Accepted development subject to requirements	
	<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"> • High 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 for the treatment of water, sewerage or waste. 	<ul style="list-style-type: none"> • High impact industry zone code • Transport, access and parking code • Infrastructure services code
Warehouse	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • High impact industry zone code • Transport, access and parking code • Infrastructure services code
	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"> • High 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"> • High 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"> • High impact industry zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
<ol style="list-style-type: none"> 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