

**Table 5.5.6 - Medium impact industry zone**

<b>Medium 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>• Medium 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>• Medium 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 - Code assessment</b>	
	<ul style="list-style-type: none"> <li>• In all other circumstances.</li> </ul>	<ul style="list-style-type: none"> <li>• Medium 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>• Medium 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>• Medium 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>• Medium 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>• Medium 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>• Medium 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>Medium 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 medium impact industry use; and</li> <li>The food and drink outlet has a GFA 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>Medium 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 circumstance</li> </ul>	<ul style="list-style-type: none"> <li>Medium 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>Medium 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>Medium 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>Medium 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>Medium 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>Medium 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>Medium impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>	
<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>Medium 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>Medium 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>Medium impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>
<b>Low 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>Medium 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>Medium impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>
<b>Medium impact 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>Medium 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>Medium 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>Medium 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 assessment benchmarks of the applicable codes.</li> </ul>	<ul style="list-style-type: none"> <li>Medium 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>Medium 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>Medium 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>Medium 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>Medium 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>Medium impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>
<b>Rural industry</b>	<b>Assessable development - Code assessment</b>	
	<ul style="list-style-type: none"> <li>Where for packaging of a product from a rural use.</li> </ul>	<ul style="list-style-type: none"> <li>Medium 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>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>Medium 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> <li>Where less than 1,000m<sup>2</sup> of GFA.</li> </ul>	<ul style="list-style-type: none"> <li>Medium 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>Medium 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>Medium 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>Medium 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>Medium 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>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>Medium 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>Medium 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>Medium impact industry zone code</li> <li>Transport, access and parking code</li> <li>Infrastructure services code</li> </ul>	

<b>Utility installation</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 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>• Medium 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 for the treatment of water, sewerage or waste.</li> </ul>	<ul style="list-style-type: none"> <li>• Medium 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>• Medium 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>• Medium 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>• Medium 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>• Medium 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 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"> <li>• The planning scheme</li> </ul>