

Table 5.5.11 High impact industry zone

HIGH IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential activities		
Caretaker's accommodation	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Caretaker's accommodation code • Nuisance code • Transport and parking code
Business activities		
Food and drink outlet	Code assessment if having a <i>gross leasable floor area</i> not exceeding 100m ² .	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Business uses and centre design code • <i>Prescribed development codes</i> other
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
Service station	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Service station code • <i>Prescribed development codes</i> other
Industrial activities		
High impact industry	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed development codes</i> other
Medium impact industry	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed development codes</i> other
Transport depot	Accepted development if in an existing building.	<ul style="list-style-type: none"> • Industry uses code • Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Industry uses code • <i>Prescribed development codes</i> other
Community activities		
Crematorium	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Community activities code • <i>Prescribed development codes</i> other
Emergency services	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Community activities code • <i>Prescribed development codes</i> other
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
Substation	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Utility code • <i>Prescribed development codes</i> other
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> • High impact industry zone code • Applicable local plan code • Telecommunications facility code • <i>Prescribed development codes</i> other
Utility installation	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> • No requirements applicable
	Code assessment if:-	<ul style="list-style-type: none"> • High impact industry zone code • Utility code

HIGH IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) not for a <i>local utility</i> ; (b) located on <i>Council</i> owned or controlled land; and (c) undertaken by or on behalf of the <i>Council</i> .	zone code • Applicable local plan code • <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	• The planning scheme
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	• The planning scheme