

**Table 5.5.9 Low impact industry zone**

LOW IMPACT INDUSTRY ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessment development and requirements for accepted development
<b>Residential activities</b>		
<b>Caretaker's accommodation</b>	Accepted development if in an existing building.	<ul style="list-style-type: none"> <li>Caretaker's accommodation code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Caretaker's accommodation code</li> <li>Nuisance code</li> <li>Transport and parking code</li> </ul>
<b>Business activities</b>		
<b>Agricultural supplies store</b>	Accepted development if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Car wash</b>	Code assessment	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Food and drink outlet</b>	Code assessment if having a gross leasable floor area not exceeding 100m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Hardware and trade supplies</b>	Accepted development if:- (a) in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> <li>Transport and parking code</li> <li>Industry uses code</li> </ul>
	Code assessment if:- (a) not in an existing building; and (b) the primary purpose of the use is for trade supplies.	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Industry uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Service station</b>	Code assessment	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Service station code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Theatre</b>	Code assessment if for a film studio or music recording studio.	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Veterinary services</b>	Code assessment	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Industrial activities</b>		
<b>Bulk landscape supplies</b>	Code assessment	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Industry uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Low impact industry</b>	Accepted development if:-	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Transport and parking code</li> </ul>

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	(a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m <sup>2</sup> ; and (ii) not adjoining a major road.	
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Applicable local plan code</li> <li>• Industry uses code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Research and technology industry</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>• Industry uses code</li> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Applicable local plan code</li> <li>• Industry uses code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Service industry</b>	<b>Accepted development</b> if:- (a) in an existing building; or (b) on a lot:- (i) not exceeding 2,000m <sup>2</sup> ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> <li>• Industry uses code</li> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Applicable local plan code</li> <li>• Industry uses code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Transport depot</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>• Industry uses code</li> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Applicable local plan code</li> <li>• Industry uses code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Warehouse</b>	<b>Accepted development</b> if:- (a) for <i>caravan and boat storage</i> ; or (b) in an existing building; or (c) on a lot:- (i) not exceeding 2,000m <sup>2</sup> ; and (ii) not adjoining a major road.	<ul style="list-style-type: none"> <li>• Industry uses code</li> <li>• Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Applicable local plan code</li> <li>• Industry uses code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Community activities</b>		
<b>Community use</b>	<b>Accepted development</b> if:- (a) located on <i>Council</i> owned or controlled land; and (b) undertaken by or on behalf of the <i>Council</i> .	<ul style="list-style-type: none"> <li>• No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>• The planning scheme</li> </ul>
<b>Crematorium</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Applicable local plan code</li> <li>• Community activities code</li> <li>• <i>Prescribed other development codes</i></li> </ul>
<b>Emergency services</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>• Low impact industry zone code</li> <li>• Community activities code</li> <li>• <i>Prescribed other</i></li> </ul>

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		<ul style="list-style-type: none"> <li>Applicable local plan <i>development codes</i> code</li> </ul>
<i>Place of worship</i>	Code assessment	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Sport and recreation activities</b>		
<i>Indoor sport and recreation</i>	Code assessment	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Sport and recreation uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
<i>Park</i>	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Other activities</b>		
<i>Substation</i>	Code assessment	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Utility code</li> <li><i>Prescribed other development codes</i></li> </ul>
<i>Telecommunications facility</i>	Code assessment	<ul style="list-style-type: none"> <li>Low impact industry zone code</li> <li>Applicable local plan code</li> <li>Telecommunications facility code</li> <li><i>Prescribed other development codes</i></li> </ul>
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Other defined uses</b>		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Undefined uses</b>		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>