D. INDUSTRIAL ZONE

3.4.1- D - Industrial Zone – Tables of Assessment Categories and Assessment Criteria

Industrial Zone		
TABLE 8A - Material Change of Use[1]		
Column 1 **Defined Use**	**Column 2** **Assessment Category**	**Column 3** **Assessment Criteria**
(1) DEVELOPMENT FOR DEFINED USES AND USE CLASSES:		
(a) Rural Use Classes		
All defined Rural uses: **NOTE:** *All defined Rural uses are inconsistent uses except for Farming or a Rural service industry (refer SO2 in 3.4.2)*	**Code assessable:** All circumstances except if impact assessable as follows. **Impact assessable:** If for *Rural service industry.*	<u>*Applicable Codes:*</u> § Urban Locality Code; **AND** (i) For Farming: § Farming Code (ii) For Animal Keeping or Intensive Animal Husbandry: § Animal Keeping and Intensive Animal Husbandry Code (iii) For Forestry Business: § Forestry Business Code.
(b) Residential Use Classes		
All defined Residential uses: **NOTE:** *All defined Residential uses except for a:* *- Caretakers residence* *- Dwelling house involving an expansion to an existing dwelling which does not exceed a 10% increase in gross floor area calculated from the commencement day* *- Home-based business* *are inconsistent uses (refer SO2 in 3.4.2)*	**Self assessable:** If for *Home-based business* in all circumstances. **Code assessable:** If: (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code; or (ii) for all other circumstances except if self assessable or impact assessable herein. **Impact assessable:** If for a *Dwelling house* involving an expansion to an existing dwelling that does not exceed a 10% increase on gross floor area calculated from the commencement day.	<u>*Applicable Codes:*</u> *For self assessable development:* § Home-based Business Code. *For assessable development:* § Urban Locality Code; **AND** (i) For Home-based Business: § Home-based Business Code (ii) For Dwelling House, Annexed Unit or Caretakers Residence: § Dwelling House, Annexed Unit and Caretakers Residence Code (iii) For Multiple Dwelling Unit, Accommodation Building or Retirement Village: § Multiple Dwelling Unit, Accommodation Building and Retirement Village Code (iv) For Bed and Breakfast: § Bed and Breakfast and Small Scale Tourist Facility Code; **AND** *For assessable development:* (i) If in the SMOA on SMOA map 2B or 2C: § Natural Features and Resources Overlay Code (ii) If in the SMOA shown as a buffer to the airport on SMOA map 2E: § Community Facility Overlay Code (iii) If in a SMOA on SMOA map 2F: § Cultural Features Overlay Code

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[1] Uses proposed on State lands must be consistent with the purpose for which the land was allocated under the *Land Act, 1994*. Consult with Department of Natural Resources and Mines.

Industrial Zone

TABLE 8A - Material Change of Use[1]

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(c) Commercial Use Classes		

All defined Commercial uses:	**Self assessable:**
	
	If:
	
	(i) outside the Rural Industry preferred land use area and for a *Produce store*;
	
	or
	
	(ii) in the Business Industry preferred land use area for a:
	
	  (1) *Garden centre*,
	
	  (2) *Market*,
	
	  (3) *Office*,
	
	  (4) *Retail warehouse*,
	
	  (5) *Small-scale tourist facility*, or
	
	  (6) *Vet clinic*.
	
	Code assessable:
	
	If:
	
	(i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code;
	
	or
	
	(ii) on a Cultural Heritage Site shown on SMOA map 2F;
	
	or
	
	(iii) in the SMOA on SMOA map 2B or 2C;
	
	or
	
	(iv) in a SMOA for the buffer to the airport on SMOA map 2E;
	
	or
	
	(v) in all other circumstances except if self assessable or impact assessable herein.
	
	Impact assessable:
	
	If:
	
	(i) in the Rural Industry preferred land use area and for a:
	
	  (1) *Shop* (under 50sqm in gross floor area), or
	
	  (2) *Small-scale tourist facility*;
	
	or
	
	(ii) in the General Industry preferred land use area for a *Small-scale tourist facility*;
	
	or
	
	(iii) in the General Industry preferred land use area or the Rural Industry preferred land use area for a:
	
	  (1) *Funeral parlour*,
	
	  (2) *Market*, or
	
	  (3) *Office*;
	
	or
	
	(iv) outside the General Industry preferred land use area for a *Major tourist facility*;
		Applicable Codes:
		
		For self assessable development:
		
		(i) For Small-scale Tourist Facility:
		
		§ Bed and Breakfast and Small Scale Tourist Facility Code.
		
		(ii) For other defined Commercial uses not listed above:
		
		§ Urban Locality Code;
		
		For assessable development:
		
		§ Urban Locality Code;
		
		AND
		
		(i) For Small-scale Tourist Facility:
		
		§ Bed and Breakfast and Small-scale Tourist Facility Code
		
		(ii) If in a SMOA on SMOA map 2F:
		
		§ Cultural Features Overlay Code
		
		(iii) If in a SMOA for the buffer to the airport on SMOA map 2E:
		
		§ Community Facility Overlay Code
		
		(iv) If in a SMOA on SMOA map 2B or 2C:
		
		§ Natural Features and Resources Overlay Code

Industrial Zone

TABLE 8A - Material Change of Use[1]

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(c) Commercial Use Classes continued		
NOTE: *Commercial uses for a:* *- Major tourist facility in the General Industry preferred land use area* *- Medical centre* *- Shop over 50sqm in gross floor area* *are inconsistent uses (refer SO2 in 3.4.2)*	or (v) outside the Business Industry preferred land use area for *Retail warehouse*; or (v) for a: (1) *Brothel*, (2) *Car park*, (3) *Hotel*, or **(4)** *Restaurant and/or Take-away food store.*	
(d) Industrial Use Classes		
All defined Industrial uses: *NOTE:* *Industrial uses for a:* **-** *Borrow pit* *- Extractive industry* *- High impact industry* *are an inconsistent use in the Light Industry and Business Industry preferred land use area (refer SO2 in 3.4.2).*	**Self assessable:** If: (i) outside the Business Industry preferred land use area for a: (1) *Light industry*, or (2) *Storage premises*; or (ii) outside the Light Industry preferred land use area or the Business Industry preferred land use area for a *Transport station* (other than for passengers); or (iii) in the Rural Industry preferred land use area for *Landscape supplies*. **Code assessable:** If: (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code; or (ii) on a Cultural Heritage Site shown on SMOA map 2F; or (iii) in the SMOA on SMOA map 2B or 2C; or (iv) in all other circumstances except if self assessable or impact assessable herein. **Impact assessable:** If: (i) in the General Industry preferred land use area or the Rural Industry preferred land use area for: (1) *Extractive industry*, or (2) *High impact industry*; or (ii) in the General Industry, Business Industry or Rural Industry preferred land use areas for *Service station;* or (iii) in the Rural Industry preferred land use area for *Car washing station;* or (iv) in the Light Industry, Business Industry or Rural Industry preferred land use areas for *General industry*.	*Applicable Codes:* *For self assessable development:* § Urban Locality Code; **AND** *For assessable development:* (i) For Service Station or Car Washing Station: § Service Station and Car Washing Station Code; and § Urban Locality Code – all Elements except (b) and (c)(i) (ii) For Extractive Industry or Borrow Pit: § Extractive Industry and Borrow Pit Code; and § Urban Locality Code – all Elements except (b) and (c)(i); (iii) For other defined Industrial uses not listed above: § Urban Locality Code; **AND** *For assessable development:* (i) If in a SMOA on SMOA map 2F: § Cultural Features Overlay Code (ii) If in a SMOA on SMOA map 2B or 2C: § Natural Features and Resources Overlay Code (iii) If in the SMOA for the buffer to the airport on SMOA map 2E: § Community Facility Overlay Code

Industrial Zone

TABLE 8A - Material Change of Use[1]

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(e) Community Use Classes		
Local utility:	**Exempt:** All circumstances	Nil

Other defined Community uses not listed above:
 	
NOTE:
 	
Child care centre is an inconsistent use (refer SO2 in 3.4.2)
	Code assessable:
	If for:
	(i) the particular Community use class indicated for the premises listed in Schedule 5, Division 1 and for not more than a 10% increase in gross floor area calculated from the commencement day;
	or
	(ii) all other circumstances except if impact assessable as follows.
	Impact assessable:
	If unable to satisfy the circumstances for code assessment above for:
	  (1) *Major utility*, or
	  (2) *Special uses.*
		<u>**Applicable Codes:**</u>
		§ Urban Locality Code;
		AND
		(i) For Telecommunications Facility:
		§ Telecommunication Facilities Code
		(ii) For Child Care Centre:
		§ Child Care Centres Code;
		AND
		(iii) If in a SMOA on SMOA map 2F:
		§ Cultural Features Overlay Code
		(iv) If in a SMOA on SMOA map 2B or 2C:
		§ Natural Features and Resources Overlay Code
		(v) If in the SMOA for the buffer to the airport on SMOA map 2E:
		§ Community Facility Overlay Code

(f) Recreational Use Classes		
Park:	**Exempt:** All circumstances	Nil

Other defined Recreational uses not listed above:	**Code assessable:**
	All except if impact assessable as follows.
	Impact assessable:
	If in the:
	  (1) General Industry preferred land use area, or
	  (2) Rural Industry preferred land use area.
		<u>**Applicable Codes:**</u>
		§ Urban Locality Code;
		AND
		(i) If in a SMOA on SMOA map 2F:
		§ Cultural Features Overlay Code
		(ii) If in a SMOA on SMOA map 2B or 2C:
		§ Natural Features and Resources Overlay Code
		(iii) If in the SMOA for the buffer to the airport on SMOA map 2E:
		§ Natural Features and Resources Overlay Code

(2) DEVELOPMENT FOR UNDEFINED USES[2]		
All:	**Impact assessable:** All circumstances	

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[2] Development for undefined uses refers to proposals that do not fall within the ambit of a defined use as set out in Schedule 7.

Industrial Zone

TABLE 8B – Development other than material change of use

Column 1 Nature of Development	Column 2 Assessment Category	Column 3 Assessment Provisions
(1) BUILDING WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		

All:	**Code assessable:**
	
	If for:
	
	(i) a building or structure having a:
	
	    (1) building height greater than 8.5 metres measured from ground level, or
	
	    (2) site cover greater than the following for:
	
	        a. *Industrial* or *Commercial uses* – 75%,
	
	        b. *Rural service industry* – 75%, or
	
	        c. *Residential* or *Recreational uses* – 40%;
	
	or
	
	(ii) the displacement of more than 50 cubic metres of material;
	
	or
	
	(iii) a building or structure on a Cultural Heritage Site shown on SMOA map 2F, except for building work internal to an existing building;
	
	or
	
	(iv) in the SMOA on SMOA map 2B or 2C.
		<ins>*Applicable Codes:*</ins>
		
		(i) For building/structural height or site cover:
		
		§ Urban Locality Code – Element (c)(ii) O11
		
		(ii) For displacement of material:
		
		§ Urban Locality Code - Elements (d) and (g);
		
		AND
		
		(i) If in a SMOA on SMOA map 2F:
		
		§ Cultural Features Overlay Code
		
		(ii) If in a SMOA on SMOA map 2B or 2C:
		
		§ Natural Features and Resources Overlay Code
		
		(iii) If in the SMOA for the buffer to the airport on SMOA map 2E:
		
		§ Community facility Overlay Code

(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
Placement of an advertisement device:	**Self assessable:** If for an on-premises sign. **Code assessable:** If: (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code; or (ii) for an off-premises sign.	<ins>*Applicable Code:*</ins> *For assessable development:* § Urban Locality Code - Element (c)(vi), (d) and (g).

Excavation and/or filling that materially affects premises:
 	
NOTE:
 	
Excavation and/or filling is inconsistent development if resulting in the capability to store, cause ponding to otherwise retain water (such as a dam)
	Code assessable:
	
	If:
	
	(i) for a:
	
	    (1) *Telecommunication facility (medium impact)*,
	
	    (2) *Major utility*, or
	
	    (3) *Extractive industry*;
	
	or
	
	(ii) for a change in the ground level of more than 1 metre or if more than 50 cubic metres of material is filled or excavated;
	
	or
	
	(iii) in the SMOA on SMOA map 2B or 2C.
		<ins>*Applicable Codes:*</ins>
		
		(i) For Telecommunications Facility:
		
		§ Telecommunications Facilities Code
		
		(ii) For Extractive Industry:
		
		§ Extractive Industry and Borrow Pit Code
		
		(iii) For Earthworks:
		
		§ Urban Locality Code - Element (g);
		
		AND
		
		(i) If in a SMOA on SMOA map 2B or 2C:
		
		§ Natural Features and Resources Overlay Code
		
		(ii) If in the SMOA for the buffer to the airport on SMOA map 2E:
		
		§ Community Facility Overlay Code

Works associated with reconfiguring a lot:	**Code assessable:** All circumstances	<ins>*Applicable Code:*</ins> § Urban Locality Code – Elements (b), (d), (f) and (g) AND (i) If in a Natural Hazard Risk Management Area – Possible Flood Problem Area shown on SMOA map 2B: § Natural Features and Resources Overlay Code – Element (c)

Industrial Zone		
TABLE 8B – Development other than material change of use		
Column 1 **Nature of** **Development**	**Column 2** **Assessment Category**	**Column 3** **Assessment Provisions**
(3) RECONFIGURING A LOT NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
Reconfiguring a lot:	**Code assessable:** All circumstances	*Applicable Codes:* § Urban Locality Code - Elements (b), (d), (f) and (f) **AND** (i) If in a SMOA on SMOA map 2B or 2C: § Natural Features and Resources Overlay Code (ii) If in the SMOA for the buffer to the airport on SMOA map 2E: § Community Facility Overlay Code (iii) If in a SMOA on SMOA map 2F: § Cultural Features Overlay Code
(4) OTHER THAN SPECIFIED ABOVE AND NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
All:	**Exempt:** All circumstances	Nil