

## ***C. INDUSTRIAL ZONE***

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### 3.4.1- C - Industrial Zone – Tables of Assessment Categories and Assessment Criteria

#### Industrial Zone

**TABLE 7A - Material Change of Use<sup>1</sup>**

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
<b>(1) DEVELOPMENT FOR DEFINED USES AND USE CLASSES:</b>		
<b>(a) Rural Use Classes</b>		
<p><i>All defined Rural uses:</i></p> <p><b>NOTE:</b></p> <p><i>All defined Rural uses are inconsistent uses except for Farming or a Rural service industry (refer SO2 in 3.4.2)</i></p>	<p><b>Code assessable:</b></p> <p>All circumstances except if impact assessable as follows.</p> <p><b>Impact assessable:</b></p> <p>If for <i>Rural service industry</i>.</p>	<p><b>Applicable Codes:</b></p> <ul style="list-style-type: none"> <li>▪ Urban Locality Code;</li> </ul> <p><b>AND</b></p> <p>(i) For Farming:</p> <ul style="list-style-type: none"> <li>▪ Farming Code</li> </ul> <p>(ii) For Animal Keeping and Intensive Animal Husbandry:</p> <ul style="list-style-type: none"> <li>▪ Animal Keeping and Intensive Animal Husbandry Code</li> </ul> <p>(iii) For Forestry Business:</p> <ul style="list-style-type: none"> <li>▪ Forestry Business Code.</li> </ul>
<b>(b) Residential Use Classes</b>		
<p><i>All defined Residential uses:</i></p> <p><b>NOTE:</b></p> <p><i>All defined Residential uses except for a:</i></p> <ul style="list-style-type: none"> <li>- Caretakers residence</li> <li>- 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</li> <li>- Home-based business</li> </ul> <p><i>are inconsistent uses (refer SO2 in 3.4.2)</i></p>	<p><b>Self assessable:</b></p> <p>If for <i>Home-based business</i> in all circumstances.</p> <p><b>Code assessable:</b></p> <p>If:</p> <p>(i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code;</p> <p>or</p> <p>(ii) for all other circumstances except if self assessable or impact assessable herein.</p> <p><b>Impact assessable:</b></p> <p>If for a <i>Dwelling house</i> involving an expansion to an existing dwelling that does not exceed a 10% increase in gross floor area calculated from the commencement day.</p>	<p><b>Applicable Codes:</b></p> <p><i>For self assessable development:</i></p> <ul style="list-style-type: none"> <li>▪ Home-based Business Code.</li> </ul> <p><i>For assessable development:</i></p> <ul style="list-style-type: none"> <li>▪ Urban Locality Code;</li> </ul> <p><b>AND</b></p> <p>(i) For Home-based Business:</p> <ul style="list-style-type: none"> <li>▪ Home-based Business Code</li> </ul> <p>(ii) For Dwelling House, Annexed Unit or Caretakers Residence:</p> <ul style="list-style-type: none"> <li>▪ Dwelling House, Annexed Unit and Caretakers Residence Code</li> </ul> <p>(iii) For Multiple Dwelling Unit or Accommodation Building:</p> <ul style="list-style-type: none"> <li>▪ Multiple Dwelling Unit and Accommodation Building Code</li> </ul> <p>(iv) For Bed and Breakfast:</p> <ul style="list-style-type: none"> <li>▪ Bed and Breakfast and Small Scale Tourist Facility Code.</li> </ul>

<sup>1</sup> 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 7A - Material Change of Use<sup>1</sup>

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
<b>(c) Commercial Use Classes</b>		
<p><i>All defined Commercial uses:</i></p> <p><b>Self assessable:</b> If for a <i>Produce store</i>.</p> <p><b>Code assessable:</b> 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.</p> <p><b>Impact assessable:</b> (i) If for a: (1) <i>Shop</i> (under 50sqm in gross floor area), or (2) <i>Small-scale tourist facility</i>; or (ii) If for a: (1) <i>Brothel</i>, (2) <i>Hotel</i>, (3) <i>Major tourist facility</i>, or (4) <i>Restaurant and/or Take-away food store</i>.</p> <p><b>NOTE:</b> <i>Commercial uses for a Shop over 50sqm in gross floor area are an inconsistent use (refer SO2 in 3.4.2)</i></p>	<p><b>Self assessable:</b> If for a: (1) <i>Light industry</i>, (2) <i>Storage premises</i>, or (3) <i>Transport station</i> (other than for passengers).</p> <p><b>Code assessable:</b> If: (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code; or (ii) in all other circumstances except if self assessable or impact assessable herein.</p> <p><b>Impact assessable:</b> If for a: (1) <i>Extractive industry</i>, or (2) <i>High impact industry</i>.</p>	<p><b>Applicable Code:</b> <i>For all levels of assessment:</i></p> <ul style="list-style-type: none"> <li>▪ Urban Locality Code</li> </ul> <p><b>Applicable Codes:</b> <i>For self assessable development:</i></p> <ul style="list-style-type: none"> <li>▪ Urban Locality Code;</li> </ul> <p><b>AND</b> <i>For assessable development:</i></p> <ul style="list-style-type: none"> <li>(i) For Service Station or Car Washing Station: <ul style="list-style-type: none"> <li>▪ Service Station and Car Washing Station Code; and</li> <li>▪ Urban Locality Code – all Elements except (b) and (c)(i)</li> </ul> </li> <li>(ii) For Extractive Industry or Borrow Pit: <ul style="list-style-type: none"> <li>▪ Extractive Industry and Borrow Pit Code; and</li> <li>▪ Urban Locality Code – all Elements except (b) and (c)(i)</li> </ul> </li> <li>(iii) For other defined Industrial uses not listed above: <ul style="list-style-type: none"> <li>▪ Urban Locality Code</li> </ul> </li> </ul>
<b>(d) Industrial Use Classes</b>		
<p><i>All defined Industrial uses:</i></p> <p><b>Self assessable:</b> If for a: (1) <i>Light industry</i>, (2) <i>Storage premises</i>, or (3) <i>Transport station</i> (other than for passengers).</p> <p><b>Code assessable:</b> If: (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code; or (ii) in all other circumstances except if self assessable or impact assessable herein.</p> <p><b>Impact assessable:</b> If for a: (1) <i>Extractive industry</i>, or (2) <i>High impact industry</i>.</p>	<p><b>Exempt:</b> All circumstances</p>	<p>Nil</p>
<b>(e) Community Use Classes</b>		
<p><i>Local utility:</i></p>	<p><b>Exempt:</b> All circumstances</p>	<p>Nil</p>
<p><i>Other defined Community uses not listed above:</i></p> <p><b>NOTE:</b> <i>Child care centre is an inconsistent use (refer SO2 in 3.4.2)</i></p>	<p><b>Code assessable:</b> If for: (i) the particular <i>Community use class</i> 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.</p> <p><b>Impact assessable:</b> If unable to satisfy the circumstances for code assessment above for a <i>Major utility</i> or <i>Special uses</i>.</p>	<p><b>Applicable Codes:</b></p> <ul style="list-style-type: none"> <li>▪ Urban Locality Code;</li> </ul> <p><b>AND</b></p> <ul style="list-style-type: none"> <li>(i) For Telecommunications Facility: <ul style="list-style-type: none"> <li>▪ Telecommunications Facilities Code</li> </ul> </li> <li>(ii) For Child Care Centre: <ul style="list-style-type: none"> <li>▪ Child Care Centres Code.</li> </ul> </li> </ul>

**Industrial Zone**

<b>TABLE 7A - Material Change of Use<sup>1</sup></b>		
<b>Column 1 Defined Use</b>	<b>Column 2 Assessment Category</b>	<b>Column 3 Assessment Criteria</b>
<b>(f) Recreational Use Classes</b>		
<b>Park:</b>	<b>Exempt:</b> All circumstances	Nil
<b>Other defined Recreational uses not listed above:</b>	<b>Code assessable:</b> All circumstance	<b>Applicable Code:</b> Urban Locality Code
<b>(2) DEVELOPMENT FOR UNDEFINED USES<sup>2</sup></b>		
<b>All:</b>	<b>Impact assessable:</b> All circumstances	

**Industrial Zone**

<b>TABLE 7B – Development other than material change of use</b>		
<b>Column 1 Nature of Development</b>	<b>Column 2 Assessment Category</b>	<b>Column 3 Assessment Provisions</b>
<b>(1) BUILDING WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b>		
<b>All:</b>	<b>Code assessable:</b> If for: (i) a building or structure having a building height greater than 8.5 metres measured from ground level; or (ii) the displacement of more than 50 cubic metres of material.	<b>Applicable Codes:</b> (i) For building or structure height: ▪ Urban Locality Code – Element (c)(ii) O11 (ii) For displacement of material: ▪ Urban Locality Code - Elements (d) and (g).
<b>(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b>		
<b>Placement of an advertisement device:</b>	<b>Code assessable:</b> All circumstances	<b>Applicable Code:</b> Urban Locality Code - Element (c)(vi), (d) and (g).
<b>Excavation and/or filling that materially affects premises:</b> <b>NOTE:</b> Excavation and/or filling is inconsistent development if resulting in the capability to store, cause ponding to otherwise retain water (such as a dam)	<b>Code assessable:</b> 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.	<b>Applicable Codes:</b> (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)
<b>Works associated with reconfiguring a lot:</b>	<b>Code assessable:</b> All circumstances	<b>Applicable Code:</b> Urban Locality Code – Elements (b), (d), (f) and (g)
<b>(3) RECONFIGURING A LOT NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b>		
<b>Reconfiguring a lot:</b>	<b>Code assessable:</b> All circumstances	<b>Applicable Code:</b> Urban Locality Code - Elements (b), (d), (f) and (g)
<b>(4) OTHER THAN SPECIFIED ABOVE AND NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:</b>		
<b>All:</b>	<b>Exempt:</b> All circumstances	Nil

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