

D. INDUSTRIAL ZONE

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

Industrial Zone

TABLE 8A - Material Change of Use¹

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) DEVELOPMENT FOR DEFINED USES AND USE CLASSES:		
(a) Rural Use Classes		
<p><i>All defined Rural uses:</i></p> <p>NOTE: <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>Self assessable: If for <i>Farming</i> (other than for animal husbandry).</p> <p>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.</p> <p>Impact assessable: If for <i>Rural service industry</i>.</p>	<p>Applicable Codes: <i>For self assessable development:</i> § Farming Code. <i>For assessable development:</i> § 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; AND <i>For assessable development:</i> (i) If in the IHS footprint SMOA on SMOA map 2E(i): § Community Facility Overlay Code</p>
(b) Residential Use Classes		
<p><i>All defined Residential uses:</i></p> <p>NOTE: <i>All defined Residential uses except for a</i> - Caretakers residence - Dwelling house involving an expansion to an existing dwelling which does not exceed a 10% increase on gross floor area calculated from the commencement day - Home-based business <i>are inconsistent uses (refer SO2 in 3.4.2)</i> <i>All defined Residential uses are inconsistent uses if within the 200 metre buffer around General industry or the 400 metre buffer around High Impact Industry sites identified on SMOA Map 2D(i)</i></p>	<p>Self assessable: If for <i>Home-based business</i> in all circumstances.</p> <p>Code assessable: If: (i) nominated as self assessable but unable to comply with an Acceptable Solution for the Applicable Code; or (ii) for a <i>Dwelling house</i> involving an expansion to an existing dwelling that does not exceed a 10% increase on gross floor area calculated from the commencement day; or (iii) for all other circumstances except if self assessable.</p>	<p>Applicable Codes: <i>For self assessable development:</i> § Home-based Business Code. <i>For assessable development:</i> § Urban Locality Code; AND (i) For Home-based Business: § Home-based Business Code (ii) For Dwelling House, Relatives Unit or Caretakers Residence: § Dwelling House, Relatives 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 <i>For assessable development:</i> (i) If in the IHS footprint SMOA on SMOA map 2E(i): § Community Facility Overlay Code</p>

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 Use¹

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(c) Commercial Use Classes		
<p><i>All defined Commercial uses:</i></p> <p>NOTE: Commercial uses for a: - Brothel - 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)</p>	<p>Self assessable: If outside any Industry Expansion preferred land use area and for a <i>Produce store</i>.</p> <p>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 ATOS footprint shown on SMOA map 2E(i); or (iv) in all other circumstances except if self assessable or impact assessable herein.</p> <p>Impact assessable: If: (i) in any Industry Expansion preferred land use area and for a: (1) <i>Shop</i> (under 50sqm in gross floor area), or (2) <i>Small-scale tourist facility</i>; or (ii) in the General Industry preferred land use area for a <i>Small-scale tourist facility</i>; or (iii) in the General Industry preferred land use area or any Industry Expansion preferred land use area for a: (1) <i>Funeral parlour</i>, (2) <i>Market</i>, or (3) <i>Office</i>; or (iv) outside the General Industry preferred land use area for a <i>Major tourist facility</i>; or (v) for a: (1) <i>Car park</i>, (2) <i>Hotel</i>, (3) <i>Restaurant and/or Take-away food store</i>, or (4) <i>Retail warehouse</i>.</p>	<p>Applicable Codes: <i>For all levels of assessment:</i> § Urban Locality Code; AND <i>For assessable development:</i> (i) If in a SMOA on SMOA map 2F: § Cultural Features Overlay Code (ii) If in the ATOS footprint SMOA on SMOA map 2E(i): § Community Facility Overlay Code (iii) If in a SMOA on SMOA map 2C: § Natural Features and Resources Overlay Code – Element (e)</p>

Industrial Zone

TABLE 8A - Material Change of Use¹

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(e) Community Use Classes		
Local utility:	<p>Exempt: All except if assessable as follows.</p> <hr/> <p>Code assessable: If:</p> <p>(i) for a community service on land in the IHS footprint for the airport shown on SMOA map 2E(i);</p> <p>or</p> <p>(ii) comprising a building or structure in the SMOA to the airport shown on SMOA map 2E(i) if:</p> <p>(1) in the IHS footprint and higher than RL485m AHD, or</p> <p>(2) in the ATOS footprint and penetrating the ATOS;</p> <p>or</p> <p>(iii) for community services on any premises listed in Schedule 5 except if related to a premises comprising a <i>Local utility</i> or <i>Special use</i>.</p>	<p>Nil</p> <hr/> <p>Applicable Codes:</p> <p>§ Urban Locality Code;</p> <p>AND</p> <p>(i) If in a SMOA on SMOA map 2F:</p> <p>§ Cultural Features Overlay Code</p> <p>(ii) If in the IHS footprint SMOA on SMOA map 2E(i):</p> <p>§ Community Facility Overlay Code</p> <p>(iii) If in a SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Overlay Code – Element (e)</p>
Major Utility	<p>Exempt: All except as follows.</p> <p>Code Assessable: If :</p> <p>(i) unable to satisfy the acceptable solutions of the relevant codes;</p> <p>or</p> <p>(ii) for not more than a 10% increase in gross floor area or curtilage area calculated from the commencement day;</p> <p>or</p> <p>(iii) on land in the IHS footprint for the airport shown on SMOA map 2E(i);</p> <p>or</p> <p>(iv) comprising a building or structure in the SMOA to the airport shown on SMOA map 2E(i) if:</p> <p>(1) in the IHS footprint and higher than RL485m AHD, or</p> <p>(2) in the ATOS footprint and penetrating the ATOS;</p> <p>or</p> <p>(v) involving a cultural heritage site or place as shown on SMOA Map 2F or listed in Schedule 6;</p> <p>or</p> <p>(vi) involving the use or installation of flood lighting.</p>	<p>Nil</p> <hr/> <p>Applicable Codes:</p> <p>§ Urban Locality Code;</p> <p>AND</p> <p>(i) If in a SMOA on SMOA map 2F:</p> <p>§ Cultural Features Overlay Code</p> <p>(ii) If in the IHS footprint SMOA on SMOA map 2E(i):</p> <p>§ Community Facility Overlay Code</p> <p>(iii) If in a SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Overlay Code – Element (e)</p>
Other defined Community uses not listed above:	<p>Code assessable: If for:</p> <p>(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 or curtilage area calculated from the commencement day;</p> <p>or</p> <p>(ii) all other circumstances except if impact assessable as follows.</p> <p>Impact assessable: If unable to satisfy the circumstances for code assessment above for:</p> <p>(1) <i>Major utility</i>, or</p> <p>(2) <i>Special uses</i>.</p>	<p>Applicable Codes:</p> <p>§ Urban Locality Code;</p> <p>AND</p> <p>(v) For Telecommunications Facility:</p> <p>§ Telecommunications Facilities Code</p> <p>(ii) For Child Care Centre:</p> <p>§ Child Care Centres Code;</p> <p>AND</p> <p>(iii) If in a SMOA on SMOA map 2F:</p> <p>§ Cultural Features Overlay Code</p> <p>(iv) If in the IHS footprint SMOA on SMOA map 2E(i):</p> <p>§ Community Facility Overlay Code</p> <p>(v) If in a SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Overlay Code - Element (e)</p>
NOTE: <i>Child care centre is an inconsistent use (refer SO2 in 3.4.2)</i>		

Industrial Zone

TABLE 8A - Material Change of Use¹

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(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: (1) the General Industry preferred land use area, or (2) any Industry Expansion preferred land use area.	Applicable Codes: § Urban Locality Code; AND (i) If in a SMOA on SMOA map 2F: § Cultural Features Overlay Code (ii) If in the IHS footprint SMOA on SMOA map 2E(i): § Community Facility Overlay Code (iii) If in a SMOA on SMOA map 2C: § Natural Features and Resources Overlay Code – Element (e)
(2) DEVELOPMENT FOR UNDEFINED USES²		
All:	Impact assessable: All circumstances	

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:		
<p>All:</p>	<p>Code assessable:</p> <p>If for:</p> <p>(i) a building or structure having a:</p> <p style="padding-left: 40px;">(1) building height greater than 8.5 metres measured from ground level, or</p> <p style="padding-left: 40px;">(2) site cover greater than the following for:</p> <p style="padding-left: 80px;">a. <i>Industrial or Commercial uses</i> – 75%,</p> <p style="padding-left: 80px;">b. <i>Rural service industry</i> – 75%</p> <p style="padding-left: 80px;">c. <i>Residential or Recreational uses</i> – 40%;</p> <p>or</p> <p>(i) the displacement of more than 50 cubic metres of material;</p> <p>or</p> <p>(ii) a building or structure on a Cultural Heritage Site shown on SMOA map 2F, except for building work internal to an existing building;</p> <p>or</p> <p>(iii) a building or structure on land in the SMOA to the airport shown on SMOA map 2E(i):</p> <p style="padding-left: 40px;">(1) in the IHS footprint and higher than RL485m AHD, or</p> <p style="padding-left: 40px;">(2) in the ATOS footprint and penetrating the ATOS.</p>	<p>Applicable Codes:</p> <p>(i) For building or structural height:</p> <p>§ Urban Locality Code – Element (c)(ii) O11</p> <p>(ii) For displacement of material:</p> <p>§ Urban Locality Code - Elements (d) and (g);</p> <p>AND</p> <p>(i) If in a SMOA on SMOA map 2F:</p> <p>§ Cultural Features Overlay Code</p> <p>(ii) If in a SMOA on SMOA map 2E(i):</p> <p>§ Community Facility Overlay Code</p> <p>(iii) If in a SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Overlay Code – Element (e)</p>
(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
<p>Placement of an advertisement device:</p>	<p>Exempt:</p> <p>If for an on-premises sign.</p> <p>Code assessable:</p> <p>If for an off-premises sign.</p>	<p>Applicable Code:</p> <p><i>For assessable development:</i></p> <p>§ Urban Locality Code - Element (c)(vi), (d) and (g).</p>
<p>Excavation and/or filling that materially affects premises:</p> <p>NOTE:</p> <p><i>Excavation and/or filling is inconsistent development if resulting in the capability to store, cause ponding to otherwise retain water (such as a dam)</i></p>	<p>Code assessable:</p> <p>If:</p> <p>(i) for a:</p> <p style="padding-left: 40px;">(1) <i>Telecommunication facility (medium impact)</i>,</p> <p style="padding-left: 40px;">(2) <i>Major utility</i>, or</p> <p style="padding-left: 40px;">(3) <i>Extractive industry</i>;</p> <p>or</p> <p>(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.</p>	<p>Applicable Codes:</p> <p>(i) For Telecommunications Facility:</p> <p>§ Telecommunications Facilities Code</p> <p>(ii) For Extractive Industry:</p> <p>§ Extractive Industry and Borrow Pit Code</p> <p>(iii) For Earthworks:</p> <p>§ Urban Locality Code – Element (g);</p> <p>AND</p> <p>(i) If in the IHS footprint SMOA on SMOA map 2E(i):</p> <p>§ Community Facility Overlay Code</p> <p>(ii) If in a SMOA on SMOA map 2C:</p> <p>§ Natural Features and Resources Overlay Code – Element (e)</p>
<p>Works associated with reconfiguring a lot:</p>	<p>Code assessable:</p> <p>All circumstances</p>	<p>Applicable Code:</p> <p>Urban Locality Code – Elements (b), (d), (f) and (g).</p>

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:		
<i>Reconfiguring a lot:</i>	Code assessable: All circumstances	<u>Applicable Codes:</u> § Urban Locality Code - Elements (b), (d), (f) and (g); AND (i) If in a SMOA on SMOA map 2F: § Cultural Features Overlay Code (ii) If in the IHS footprint SMOA on SMOA map 2E(i): § Community Facility Overlay Code (iii) If in a SMOA on SMOA map 2C: § Natural Features and Resources Overlay Code – Element (e)
(4) OTHER THAN SPECIFIED ABOVE AND NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
<i>All:</i>	Exempt: All circumstances	Nil