

PART 4 ZONES

4.6 Industrial “Zone”

4.6.1 Intent:

The Industrial “Zone” is intended primarily for “*industrial activities*”.

4.6.2 Industrial “Zone” Table of Assessment:

(1) “Material change of use”

“Use”	Assessment Category	Applicable Code
“ <i>Airport</i> ”	Impact Assessment	Industrial “Zone” Code
“ <i>Caretaker’s residence</i> ”	Self-assessable where complying with the applicable acceptable solutions in the Industrial “Zone” Code Code Assessment if any applicable acceptable solution is not met	Industrial “Zone” Code Industrial “Zone” Code
“ <i>Commercial activities</i> ” where involving a “ <i>Material Change of Use</i> ” from one to another of “ <i>Commercial premises</i> ”, “ <i>Professional office</i> ” or “ <i>Shop</i> ” and where not involving “ <i>Building Work</i> ”	Code Assessment	Industrial “Zone” Code
“ <i>Community oriented activities</i> ” other than “ <i>public utility</i> ”	Impact Assessment	Industrial “Zone” Code
“ <i>Residential activities</i> ” other than “ <i>caretaker’s residence</i> ”	Impact Assessment	Industrial “Zone” Code
All other “ <i>Uses</i> ” defined in the “ <i>Scheme</i> ”	Code Assessment	Industrial “Zone” Code
All other “ <i>Uses</i> ” not defined in the “ <i>Scheme</i> ”	Impact Assessment	Industrial “Zone” Code

(2) “Reconfiguring a lot”

Type	Assessment Category	Applicable Code
“ <i>Reconfiguring a lot</i> ”	Code Assessment	Reconfiguring a lot Code

(3) “Building work” where not associated with a “Material Change of use”

Type	Assessment Category	Applicable Code
All other “ <i>Building work</i> ” where not identified as exempt in section 1.4(2) of the “ <i>Scheme</i> ”	Self-assessable where complying with the applicable acceptable solutions in the Industrial “Zone” Code Code Assessment if any applicable acceptable solution is not met.	Industrial “Zone” Code Industrial “Zone” Code

(4) “Operational work” where not associated with a “Material Change of use”

Type	Assessment Category	Applicable Code
Excavation or filling	Self-assessable where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable solutions in the Industrial "Zone" Code	Industrial "Zone" Code
	Code Assessment otherwise, or if any applicable acceptable solution is not met	Industrial "Zone" Code

4.6.3 Industrial “Zone” Code

4.6.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
- (a) “Material change of use”;
 - (b) “Building work”; or
 - (c) “Operational work”.

4.6.3.2 Self-assessable Development - Applicable Provisions

Applicable acceptable solutions for self-assessable development are as follows in Table 4.6.3.2:

Table 4.6.3.2

“Material change of use”	Applicable Acceptable Solutions
“Caretaker’s residence”	AS5 AS6.1 AS6.2 AS10 AS11.1 AS11.2 AS12 AS13 AS14 AS16.1 AS18.1 AS18.2 AS19 AS20 AS21.1 AS21.2 AS25.1 AS25.2 AS25.3 AS26 AS27 AS29
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS3 AS4 AS5 AS6.1 AS6.2 AS7 AS8
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5.1 AS5.2 AS7

4.6.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Industrial “Zone” continues to accommodate a wide range of “*industrial activities*”.
- (3) Within the Industrial “Zone” “*industrial activities*”:
 - (a) are consolidated, within an identifiable area, so as to ensure other “uses” in the locality are protected from any adverse impacts associated with “*industrial activities*”; and
 - (b) are not prejudiced by the intrusion of incompatible “uses”.
- (4) Within the Industrial “Zone”, “*development*”:
 - (a) is located, designed and operated in a manner that maintains the industrial scale, intensity, form and character;
 - (b) maintains the environment, including soil, air and water compatible with healthy natural systems and public health and safety;
 - (c) does not prejudice or impact adversely on other “uses” including those within other “Zones”;
 - (d) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network;
 - (e) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (f) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;
 - (g) is located and designed in ways that minimise the need for flood and landslide mitigation, and to protect people and premises from such natural events;
 - (h) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (i) does not impact adversely on infrastructure.

4.6.3.4 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Material change of Use”

<i>“Material change of use”</i>			
Performance Criteria		Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Location	<p>PC1 Non-“Industrial activities”- Locational Criteria</p> <p>Non-“Industrial activities” are located in the industrial “Zone” only where:</p> <p>(a) it can be demonstrated those activities are associated with industrial activities and cannot reasonably be established in other more appropriate “zones”; and</p> <p>(b) those activities do not prejudice the operation of “industrial activities”.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC2 Protection of Surrounding Areas</p> <p>“Uses” are operated to ensure the amenity of the surrounding areas is protected.</p>	<p>AS2.1 “Uses” are operated only between the hours of 7:00am and 6:00pm.</p> <p>AS2.2 A 1.8 metre high solid screen fence is erected along the full length of any boundary common with land in an Urban, Commercial or Rural Residential “Zone”.</p>	
Amenity	<p>PC3 Delivery of Goods</p> <p>The loading and unloading of goods occurs at appropriate times to protect the amenity of the Industrial “Zone” and surrounding areas.</p>	<p>AS3.1 Loading and unloading occurs only between the hours of:</p> <p>(a) 7:00am and 6:00pm, Monday to Friday and</p> <p>(b) 7:00am and 12:00 (noon) on Saturdays.</p> <p>AS3.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	
Amenity	<p>PC4 “Total use area”</p> <p>“Development” is of a scale that contributes to the amenity of the Industrial “Zone”.</p>	AS4 “Total use area” is no more than 75% of site area.	
Amenity	<p>PC5 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Industrial “Zone” and surrounding areas.</p>	AS5 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken).	– “Caretaker’s residence”

<i>"Material change of use"</i>			
Performance Criteria		Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the "Scheme")
Amenity	<i>PC6 Setbacks and Boundary Clearances</i> <i>"Buildings"</i> and <i>"Structures"</i> are located to ensure the local character and streetscape are protected and enhanced.	AS6.1 <i>"Buildings"</i> and <i>"Structures"</i> have a setback of not less than 6 metres from any road frontage. AS6.2 <i>"Buildings"</i> and <i>"Structures"</i> have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing <i>"Building"</i> and no <i>"Building works"</i> are being undertaken for that existing <i>"Building"</i>).	– <i>"Caretaker's residence"</i> – <i>"Caretaker's residence"</i>
Amenity	<i>PC7 Transport Movements</i> Transport movements associated with the use protect the amenity of surrounding residential areas.	AS7 Transport movements do not occur through residential areas.	
Amenity	<i>PC8 "Building" and "Structure" Design</i> <i>"Buildings"</i> and <i>"Structures"</i> are designed so that the amenity of the Industrial <i>"Zone"</i> is maintained and the amenity of surrounding areas is protected.	No acceptable solution is prescribed.	
Amenity	<i>PC9 Landscaping and External Activity Areas</i> Landscaping and external activity areas are provided on - site to: (a) contribute to built form and streetscape; (b) provide positive sun and breeze control; and (c) make provision for recreation areas.	No acceptable solution is prescribed.	
Amenity	<i>PC10 Lighting</i> The design of lighting does not prejudice the local amenity.	AS10 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.	– <i>"Caretaker's residence"</i>

<i>"Material change of use"</i>			
Performance Criteria		Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the "Scheme")
Infrastructure	<i>PC11 Water Supply</i> All "Premises" have an adequate volume and supply of water for the "Use".	AS11.1 "Premises" are connected to Council's reticulated water supply system. or AS11.2 "Premises" are connected to an approved water allocation as provided by the relevant agency.	– "Caretaker's residence" – "Caretaker's residence"
Infrastructure	<i>PC12 Effluent Disposal</i> All "Premises" provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.	AS12 "Premises" are connected to Council's reticulated sewerage system.	– "Caretaker's residence"
Infrastructure	<i>PC13 Stormwater</i> Stormwater is collected and discharged so as to: (a) protect the stability of buildings or the use of adjacent land; and (b) protect and maintain environmental values	AS13 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.	– "Caretaker's residence"
Infrastructure	<i>PC14 Electricity</i> "Premises" are provided with an adequate supply of electricity for the "Use".	AS14 All "Premises" have a supply of electricity.	– "Caretaker's residence"
Infrastructure	<i>PC15 Vehicle Access</i> Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.	AS15 All "Premises" must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).	

<i>"Material change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the "Scheme")
Infrastructure	<p>PC16 Vehicle Parking and Service Vehicle Provision</p> <p>Vehicle parking, service vehicle areas, loading and unloading areas (including refuse storage areas) are:</p> <ul style="list-style-type: none"> (a) adequate for the "Use"; (b) ensure safe and functional operation for motorists and pedestrians; and (c) located to allow for the servicing of the Use, while protecting the amenity of surrounding "Uses". 	<p>AS16.1 All "Uses" provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AS16.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	– "Caretaker's residence"
Infrastructure	<p>PC17 Roads</p> <p>Adequate all-weather road access is provided between the "Premises" and the existing road network.</p>	AS17 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)	
Infrastructure	<p>PC18 "Electricity transmission line easement" - Vegetation</p> <p>Transmission lines within an "Electricity transmission line easement" are protected from vegetation.</p>	<p>AS18.1 Planted vegetation within an "Electricity transmission line easement" shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS18.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<p>– "Caretaker's residence"</p> <p>– "Caretaker's residence"</p>
Infrastructure	<p>PC19 "Electricity transmission line easement" - Separation Distance</p> <p>"Habitable buildings" and "Child oriented uses" are located to ensure community safety.</p>	AS19 "Habitable buildings" and "Child oriented uses" maintain a minimum separation distance from the most proximate boundary of an "Electricity transmission line easement" in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.	– "Caretaker's residence"
Environmental	<p>PC20 "Watercourses" and "Lakes"</p> <p>"Development" ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	AS20 A minimum 10 metre wide buffer area is provided extending out from the high bank of any "Watercourse" or "Lake". Buffer areas include a cover of vegetation, including grasses.	– "Caretaker's residence"

<i>"Material change of use"</i>			
Performance Criteria		Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the "Scheme")
Environmental	<i>PC21 Cultural Heritage</i> <i>"Development"</i> ensures the protection and maintenance of places and items of cultural heritage.	AS21.1 A minimum separation distance of 10 metres is provided to the <i>"Bed and banks"</i> of <i>"Watercourses"</i> and <i>"Lakes"</i> . AS21.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	– <i>"Caretaker's residence"</i> – <i>"Caretaker's residence"</i>
Environmental	<i>PC22 Air Emissions</i> Air emissions from <i>"Premises"</i> do not cause environmental harm or nuisance to adjoining properties or <i>"Sensitive land uses"</i> . ¹	No acceptable solution is prescribed.	
Environmental	<i>PC23 Noise Emissions</i> Noise emissions from <i>"Premises"</i> do not cause environmental harm or nuisance to adjoining properties or <i>"Sensitive land uses"</i> . ²	No acceptable solution is prescribed.	
Environmental	<i>PC24 Water Quality</i> The standard of effluent and / or stormwater runoff from <i>"Premises"</i> ensures the quality of surface and underground water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use. ³	No acceptable solution is prescribed.	

¹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 22 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC 23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 24 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>"Material change of use"</i>			
Performance Criteria		Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the "Scheme")
Environmental	<i>PC25 Excavation or Filling</i> Excavating or filling of land: (a) ensures safety and amenity for the users of the "Premises" and land in close proximity; (b) minimises soil erosion; and (c) limits detrimental impacts on water quality.	AS25.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm. AS25.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height. AS25.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1	– "Caretaker's residence" – "Caretaker's residence" – "Caretaker's residence"
Environment	<i>PC26 Construction Activities</i> Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AS26 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1	– "Caretaker's residence"
Constraint	<i>PC27 "Development" in the vicinity of "Airports"</i> <i>"Development"</i> in the vicinity of "Airports". (a) protects the operation of the "Airport"; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational requirements of the "Airport". ⁴	AS27 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building".)	– "Caretaker's residence"

⁴ One way an applicant may demonstrate compliance with PC27 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

<i>"Material change of use"</i>			
Performance Criteria		Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the "Scheme")
Constraint	<i>PC28 Flooding</i> <i>"Premises"</i> are designed and located so as: (a) not to be adversely impacted upon by flooding; (b) to protect life and property; and (c) not to have an undesirable impact on the extent or magnitude of flooding. ⁵	No acceptable solution is prescribed.	
Constraint	<i>PC29 Sloping Land</i> <i>"Development"</i> is undertaken to ensure: (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised.	AS29 <i>"Development"</i> is not undertaken on slopes greater than 15%.	– <i>"Caretaker's residence"</i>
"Use"	<i>PC30 "Airport"</i> <i>"Airport"</i> activities: (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding <i>"Premises"</i> . ⁶	No acceptable solution is prescribed.	

⁵ To assist an applicant to demonstrate compliance with PC28, the maximum recorded flood may be adopted as an indication of flood level.

⁶ One way an applicant may demonstrate compliance with PC30 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

"Material change of use"			
Performance Criteria		Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the "Scheme")
"Use"	PC31 "Intensive animal industries"	No acceptable solution is prescribed.	
	<i>"Intensive animal industries"</i> : (a) do not impact adversely on the amenity of the Industrial "Zone", and surrounding areas; (b) are designed and operated to ensure the protection and maintenance of environmental values; and (c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.		

4.6.3.5 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Amenity	PC1 Height The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Industrial “Zone” and is consistent with the predominant industrial form.	AS1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.	– “Building work”
Amenity	PC2 Setbacks and Boundary Clearances “Buildings” and “Structures” are located to ensure the local character and streetscape are protected and enhanced.	AS2.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage. AS2.2 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).	– “Building work” – “Building work”
Infrastructure	PC3 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located so as to promote community safety.	AS3 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.	– “Building work”
Environmental	PC4 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AS4 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1	– “Building work”
Environmental	PC5 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AS5 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.	– “Building work”

<i>"Building work"</i> where not associated with a <i>"Material Change of use"</i>			
Performance Criteria		Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the "Scheme")
Environmental	<i>PC6 Cultural Heritage</i> <i>"Development"</i> ensures the protection and maintenance of places and items of cultural heritage.	AS6.1 A minimum separation distance of 10 metres is provided to the <i>"Bed and banks"</i> of <i>"Watercourses"</i> and <i>"Lakes"</i> . AS6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	– <i>"Building work"</i> – <i>"Building work"</i>
Constraint	<i>PC7 "Development" in the Vicinity of "Airports"</i> <i>"Development"</i> in the vicinity of <i>"Airports"</i> . (a) protects the operation of the <i>"Airport"</i> ; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational requirements of the <i>"Airport"</i> . ⁷	AS7 <i>"Buildings"</i> and <i>"Structures"</i> within 100 metres of the boundary of an <i>"Airport"</i> are less than 7.5 metres in height at any point above natural ground level.	– <i>"Building work"</i>
Constraint	<i>PC8 Sloping Land</i> <i>"Development"</i> is undertaken to ensure: (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised.	AS8 <i>"Development"</i> is not undertaken on slopes greater than 15%.	– <i>"Building work"</i>

⁷ One way an applicant may demonstrate compliance with PC7 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

4.6.3.6 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Operational work” where not associated with a “Material Change of use”

<i>“Operational work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Amenity	PC1 General Design <i>“Operational works”</i> are designed and constructed so that the visual amenity and streetscape of the Industrial “Zone” and surrounding areas is protected.	No acceptable solution is prescribed.	
Environmental	PC2 Excavation or Filling Excavating or filling of land: (a) ensures safety and amenity for the users of the “Premises” and land in close proximity; and (b) minimises soil erosion.	AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm. AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height. AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1	– Excavation or Filling – Excavation or Filling – Excavation or Filling
Environmental	PC3 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1	– Excavation or Filling
Environmental	PC4 “Watercourses” and “Lakes” <i>“Development”</i> ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AS4 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.	– Excavation or Filling
Environmental	PC5 Cultural Heritage <i>“Development”</i> ensures the protection and maintenance of places and items of cultural heritage.	AS5.1 A separation distance of not less than 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AS5.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	– Excavation or Filling – Excavation or Filling

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
Performance Criteria		Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Environmental	<p>PC6 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.⁸ 	No acceptable solution is prescribed	
Constraint	<p>PC7 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	AS7 “Development” is not undertaken on slopes greater than 15%.	– Excavation or Filling

⁸ One way an applicant may demonstrate how the development achieves the outcomes stated in PC6 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.