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**Division 4 - Industrial zones**
**63 ZONE NO 4(a) (INDUSTRIAL ZONE)**

The following table provides general zoning controls for Zone No 4(a):

**Table****63.1 Objectives of zone**

The objectives are:

- (a) to provide sufficient land in suitable locations for a broad range of industrial uses, and
- (b) to ensure the efficient use of industrial land, and
- (c) to allow non-industrial uses which are ancillary to industry (such as the retail sale of bulky goods) and other non-industrial uses that do not significantly affect the existing or potential viability of industry in the area, and
- (d) to ensure that development does not adversely affect the flooding characteristics of the area or increase the hazard of flooding on adjoining land.

**63.2 Without development consent**

Development for the purpose of:

- bush fire hazard reduction
- home occupations

Exempt development

**63.3 Only with development consent**

Development not included in item 63.2, 63.4 or 63.5.

**63.4 Only with development consent—advertised development**

Development for the purpose of:

- |                              |                                     |
|------------------------------|-------------------------------------|
| • abattoirs                  | • extractive industries             |
| • amusement parlours         | • licensed premises                 |
| • brothels                   | • markets                           |
| • bulky goods showrooms      | • offensive or hazardous industries |
| • clubs                      | • places of assembly                |
| • communications facilities  | • places of public worship          |
| • crematoriums               | • restricted premises               |
| • educational establishments |                                     |

**63.5 Prohibited**

Development for the purpose of:

- |  |  |
|--|--|
| • airfields  | • heliports  |
| • animal establishments  | • hospitals  |
| • boarding houses  | • institutions   |
| • caravan parks  | • mines  |
| • cemeteries   | • motels   |
| • drive-in theatres  | • residential flat buildings   |
| • dual occupancies   | • recreation vehicle areas   |
| • dwelling-houses (other than those used in conjunction with an industrial use and situated on the same land as that industry) | • roadside stalls  |
| • exhibition dwellings   | • rural tourist facilities   |
| • helipads   | • shops (other than those necessary to service an industrial estate) |
|  | • stock and saleyards  |

**64 Excavating and filling of land in industrial areas**

(1) This clause applies to land within Zone No 4(a).

(2) Despite any other provision of this plan, any excavation of land to which this clause applies to a depth exceeding one metre shall not be carried out without development consent.

(3) Despite any other provision of this plan, any filling of land to which this clause applies shall not be carried out without development consent.