

IZ1 - General Industrial Zone

Zone Objectives

- a) Support the diversification and expansion of the ACT's industrial base and employment growth
- b) Facilitate investment in a wide range of industrial and related activities, with efficient land utilisation and provision of infrastructure
- c) Provide convenient access for ACT and regional residents to industrial goods, services and employment opportunities
- d) Make provision for transport-related businesses in locations accessible to major road, rail and air links
- e) Encourage the clustering of industrial activities according to the principles of industrial ecology
- f) Ensure that industrial development achieves high environmental standards of cleaner production, waste disposal, noise and air quality
- g) Encourage the design and construction of industrial and commercial buildings that are energy efficient, functional and flexible
- h) Ensure that development along major approach routes and major roads meets appropriate standards of urban design
- i) Make provision for manufacturing, warehouse and transport land uses requiring large land areas accessible to main interstate road and rail connections
- j) Ensure that the use of the land for predominantly industrial purposes is not jeopardised by the uncontrolled development of higher rent commercial uses such as retailing and offices
- k) Provide small-scale services to meet the needs of the local workforce

IZ1 – General Industrial Zone Development Table

EXEMPT DEVELOPMENT	
Development approval is not required. Building approval may be required. On leased land, development must be authorised by a lease.	
Development identified in the Planning and Development Act 2007 as exempt (see sections 133 and 134 of the Act and section 20 and schedule 1 of the Planning and Development Regulation 2008)	
ASSESSABLE DEVELOPMENT	
Development application required. On leased land, development must be authorised by a lease.	
MINIMUM ASSESSMENT TRACK CODE	
Development listed below requires a development application and is assessed in the code track	
Development	
Varying a lease to do one or more of the following:	
<ol style="list-style-type: none"> 1. express or change the number of approved or lawfully erected units 2. remove, relocate or change easements. 	
MINIMUM ASSESSMENT TRACK MERIT	
Development listed below requires a development application and is assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track) or specified as prohibited development in a precinct map.	
Development	
ancillary use	MAJOR UTILITY INSTALLATION
bulk landscape supplies	minor road
car park	minor use
caretaker's residence	municipal depot
communications facility	offensive industry
COMMUNITY USE	parkland
consolidation	pedestrian plaza
craft workshop	plant and equipment hire establishment
defence installation	public transport facility
demolition	railway use
development in a location and of a type identified in a precinct map as additional merit track development	recyclable materials collection
emergency services facility	recycling facility
freight transport facility	scientific research establishment
general industry	service station
hazardous industry	sign
hazardous waste facility	store
incineration facility	subdivision
indoor recreation facility	temporary use
industrial trades	transport depot
light industry	varying a lease (where not prohibited, code track or impact track assessable)
liquid fuel depot	warehouse
major road	waste transfer station

MINIMUM ASSESSMENT TRACK IMPACT	
Development listed below requires a development application and is assessed in the impact track	
1. Development that is not: <ol style="list-style-type: none"> a. Exempt, code track or merit track development (see section 132 of the Planning and Development Act 2007); or b. Prohibited development, other than development that is permitted under s137 of the Planning and Development Act 2007. 	
2. Development specified in schedule 4 of the Planning and Development Act 2007 and not listed as a prohibited use in this table.	
3. Development that is authorised by a lease and listed as a prohibited use in this table.	
4. Development declared under section 124 or section 125 of the Planning and Development Act 2007 and not listed as a prohibited development in this table.	
5. Varying a lease to add a use assessable under the impact track.	
PROHIBITED DEVELOPMENT	
Development listed below is prohibited development unless the development is identified elsewhere in this development table as assessable under the code, merit or impact track.	
agriculture	nature conservation area
airport	NON-RETAIL COMMERCIAL USE
animal care facility	outdoor recreation facility
animal husbandry	overnight camping area
aquatic recreation facility	place of assembly
boarding house	plantation forestry
bulky goods retailing	playing field
caravan park/camping ground	produce market
cemetery	residential care accommodation
civic administration	restaurant
club	retirement village
COMMERCIAL ACCOMMODATION USE	sand and gravel extraction
corrections facility	secondary residence
development in a location and of a type identified in a precinct map as additional prohibited development	serviced apartment
drink establishment	shop
drive-in cinema	single dwelling housing
farm tourism	special dwelling
funeral parlour	stock/sale yard
group or organised camp	supportive housing
home business	tourist facility
indoor entertainment facility	varying a lease to add a use listed as "prohibited development" in this development table
land fill site	vehicle sales
land management facility	veterinary hospital
mining industry	woodlot
mobile home park	zoological facility
multi-unit housing	
RELEVANT CODE	
Development proposals must comply with the Industrial Zones Development Code.	

NOTE ABOUT ANCILLARY, MINOR AND TEMPORARY USE

Some development that would otherwise be prohibited may be assessed under the merit track if they can be defined as *ancillary, minor or temporary use*. For example, a *dwelling house* alone is prohibited, but could be considered if it is ancillary to a *general industry* (i.e. as caretaker's residence) which is an assessable development under the merit track.