

## **IZ2 - Industrial Mixed Use 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) Ensure that industrial development achieves high environmental standards of cleaner production, waste disposal, noise and air quality
- e) Encourage the design and construction of industrial and commercial buildings that are energy efficient, functional and flexible
- f) Ensure that development along major approach routes and major roads meets appropriate standards of urban design
- g) Accommodate industry-associated retailing, services and other commercial uses without jeopardising an adequate supply of industrial land
- h) Provide for a range of commercial and service activities at a scale that will protect the planned hierarchy of commercial centres and the Territory's preferred locations for office development
- i) Meet the need for a mix of lower rent bulky goods retailing, specialised industrial, commercial and service activities alongside general industry
- j) Preserve and promote viable industries that can coexist with more commercially oriented uses
- k) Make provision for small-scale services that support surrounding industrial activities, or which meet the needs of the local workforce
- l) The following Zone Objectives apply specifically to West Fyshwick:
  - i) Encourage Canberra's regional role for food processing, wholesaling, distribution and marketing
  - ii) Cluster uses which are compatible with and complementary to existing facilities, particularly with regard to food processing and warehousing and the markets, including some small scale food retailing
  - iii) Protect the safety and amenity of food related enterprises
  - iv) Promote buildings along Canberra Avenue that maintain and enhance a character appropriate for a major approach road to the Central National Area



## IZZ – Industrial Mixed Use Zone Development Table

<b>EXEMPT</b>
Development approval not required, may need building approval
Exempt Development identified in Section 20 and Schedule 1 of the <i>Planning and Development Regulation 2008</i> .

<b>ASSESSABLE DEVELOPMENT</b>	
Development application required	
<b>MINIMUM ASSESSMENT TRACK CODE</b>	
Development application required and assessed in the Code Track	
Development	Code
No development identified	
<b>MINIMUM ASSESSMENT TRACK MERIT</b>	
Development application required and assessed in the Merit Track, unless specified in Schedule 4 of the Planning and Development Act 2007 (as Impact Track) or listed as prohibited in the Site Specific section below	
Development	Code
Ancillary use	Industrial Zones Development Code
Bulk landscape supplies	
Bulky goods retailing	
Car park	
Caretaker's residence	
Club	
Communications facility	
COMMUNITY USE	
Craft workshop	
Defence installation	
Demolition	
Drink establishment	
Emergency services facility	
Freight transport facility	
Funeral parlour	
General industry	
Indoor entertainment facility	
Indoor recreation facility	
Industrial trades	
Light industry	
Liquid fuel depot	
MAJOR UTILITY INSTALLATION	
Minor use	
Municipal depot	
NON-RETAIL COMMERCIAL USE	
Outdoor recreation facility	
Parkland	
Pedestrian plaza	
Plant and equipment hire establishment	
Public transport facility	
Recyclable materials collection	
Recycling facility	
Restaurant	
Scientific research establishment	

Service station	Industrial Zones Development Code
SHOP	
Sign	
Store	
Subdivision	
Temporary use	
Transport depot	
Vehicle sales	
Veterinary hospital	
Warehouse	
Waste transfer station	

Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below

Site Identifier	Additional Development	Code
Fyshwick Section 6 Blocks 6, 25, and 26	Office	Industrial Zones Development Code
Fyshwick Section 7 Blocks 6 and 7		
Fyshwick Section 39 Blocks 6 and 7		
Fyshwick Section 7 Block 7	Service Station	
West Fyshwick and Griffith Section 26 (part) (Figure 1)	Produce Market	

**MINIMUM ASSESSMENT TRACK IMPACT**  
 Development application required and assessed in the Impact Track.  
 See also Schedule 4 of the Planning and Development Act 2007

1. A development that is not an Exempt, Code Track or Merit Track development where the development is allowed under an existing lease, (see section 134 of the Planning and Development Act 2007).
2. A development that would be permissible under the National Capital Plan but which is not expressly listed elsewhere in this development table
3. Development specified in Schedule 4 of the Planning and Development Act 2007 and listed as assessable development in this Table.
4. Development declared under Section 123 and Section 124 of the Planning and Development Act 2007 and listed as assessable development in this Table.
5. Any development not listed in this Table.

**PROHIBITED**  
 A development application can not be made

Any development not listed as assessable development in this Table and that appears in Volume 2 Section 3 – Definitions are prohibited, ie::

Agriculture	Multi-unit housing
Airport	Nature conservation area
Animal care facility	Offensive industry
Animal husbandry	Overnight camping area
Aquatic recreation facility	Place of assembly
Boarding house	Plantation forestry
Caravan park/camping ground	Playing field
Cemetery	Produce market
Civic administration	Public agency
COMMERCIAL ACCOMMODATION USE	Railway use

Corrections facility	Relocatable unit
Drive-in cinema	Residential care accommodation
Farm Tourism	Retirement complex
Group or organised camp	Road
Habitable suite	Sand and gravel extraction
Hazardous industry	Serviced apartment
Hazardous waste facility	Single dwelling housing
Home business	Special dwelling
Incineration facility	Stock/sale yard
Land fill site	Supportive housing
Land management facility	Tourist facility
Mining industry	Woodlot
Mobile home park	Zoological facility
Specific areas have developments that are prohibited in those areas. These areas and the additional developments are listed below	
<b>Site Identifier</b>	<b>Development</b>
West Fyshwick and Griffith Section 26 (part) (refer Figure 1)	Bulky landscape supplies
	Bulky goods retailing
	Club
	Funeral parlour
	General industry
	Industrial trades
	Liquid fuel depot
	MAJOR UTILITY INSTALLATION
	NON-RETAIL COMMERCIAL USE
	Recycling facility
	Scientific research facility
	Service station
	Store
	Vehicle sales
Veterinary hospital	
Waste transfer station	

OTHER CODES	
PRECINCT CODES	
Where a proposal is within an area covered by one of the following Precinct Codes, that Code applies in addition to any specified Development Code:	
No Codes identified	
GENERAL CODES	
The following General Codes may be called up by Development Codes as relevant considerations in assessing a Development Application:	
Access and Mobility	Parking and Vehicular Access
Communications Facilities and Associated Infrastructure	Signs
Crime Prevention Through Environmental Design	Water Sensitive Urban Design
Location of Community and Recreation Facilities General	Water Use and Catchment



**Figure 1 West Fyshwick and Griffith Section 26 (part)**