

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 not required, may need building approval	
Exempt Development identified in Section 20 and Schedule 1 of the <i>Planning and Development Regulation 2008</i> .	
ASSESSABLE DEVELOPMENT	
Development application required	
MINIMUM ASSESSMENT TRACK CODE	
Development application required and assessed in the Code Track	
Development	Code
No development identified	
MINIMUM ASSESSMENT TRACK MERIT	
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	
Car park	
Caretaker's residence	
Communications facility	
COMMUNITY USE	
Craft workshop	
Defence installation	
Demolition	
Emergency services facility	
Freight transport facility	
General industry	
Hazardous industry	
Hazardous waste facility	
Incineration facility	
Indoor recreation facility	
Industrial trades	
Light industry	
Liquid fuel depot	
MAJOR UTILITY INSTALLATION	
Minor use	
Municipal depot	
Offensive industry	
Parkland	
Pedestrian plaza	
Plant and equipment hire establishment	
Public transport facility	
Railway use	
Recyclable materials collection	
Recycling facility	
Scientific research establishment	
Service station	
Sign	
Store	
Subdivision	

Temporary Use	
Transport depot	
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
Hume, Section 5 Blocks 5 and 6 (Figure 1)	Club	Industrial Zones Development Code
	Drink establishment	
	Guest house	
	Hotel	
	Motel	
	Office	
	Restaurant	
	Retail Plant Nursery	
	SHOP (excluding Bulky goods retailing)	
	Tourist Facility	
Symonston (Figure 2)	SHOP (excluding Bulky goods retailing)	

MINIMUM ASSESSMENT TRACK IMPACT

Development application required and assessed in the Impact Track.

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 identified as prohibited development in this Table.
3. Development specified in Schedule 4 of the Planning and Development Act 2007 and not listed as prohibited development in this Table.
4. Development declared under Section 123 and Section 124 of the Planning and Development Act 2007 and not listed as prohibited development in this Table.
5. Any development not listed in this Table.

PROHIBITED DEVELOPMENT

A development application can not be made

Development listed below is prohibited development except where it is an ancillary use, minor use or temporary use as defined in Volume 2 Section 3 – Definitions.

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	Relocatable unit
Civic administration	Residential care accommodation
Club	Restaurant
COMMERCIAL ACCOMMODATION USE	Retirement complex
Corrections facility	Road
Drink establishment	Sand and gravel extraction
Drive-in cinema	Serviced apartment

Farm tourism	SHOP
Funeral parlour	Single dwelling housing
Group or organised camp	Special dwelling
Habitable suite	Stock/sale yard
Home business	Supportive housing
Indoor entertainment facility	Tourist facility
Land fill site	Vehicle sales
Land management facility	Veterinary hospital
Mining industry	Woodlot
Mobile home park	Zoological facility
Multi-unit housing	

Specific areas have additional developments that are prohibited. These areas and the additional developments are listed below

Site Identifier	Development
Symonston (Figure 2)	Bulk landscape supplies
	Craft workshop
	Freight transport facility
	General industry
	Hazardous waste facility
	Incineration facility
	Indoor recreation facility
	Liquid fuel depot
	Municipal depot
	Offensive industry
	Plant and equipment hire establishment
	Public transport facility
	Railway use
	Recycling facility
	Service station
Store	
Transport depot	
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 or Precinct 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	Water Use and Catchment

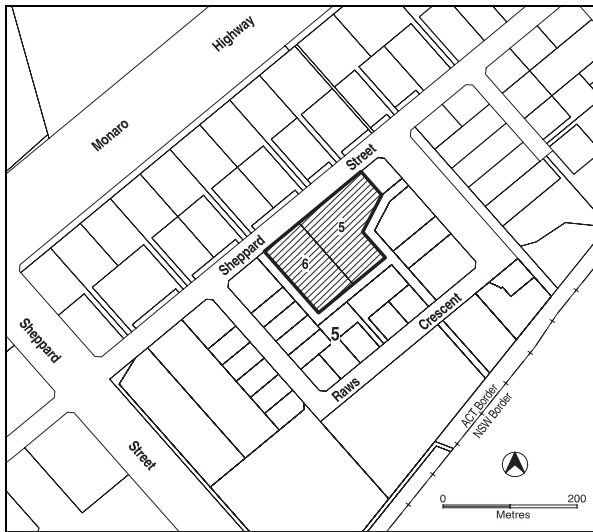


Figure 1 Hill Station, Hume

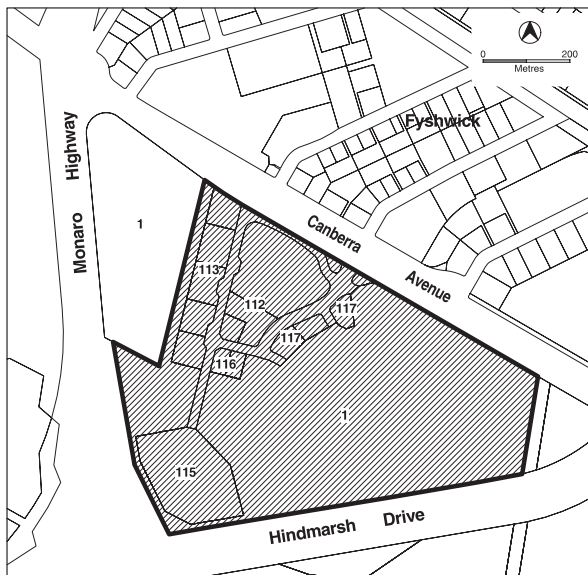


Figure 2 AMTECH Estate, Symonston