



ACT
Government

Part E

Zone Policies

E3 – Industrial Zones
Policy

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Application

The Industrial Zones Policy applies to all development in an industrial zone (IZ1 and IZ2).

Land Use Table

The following table identifies permissible land uses and development types (marked 'Y') in industrial zones.

The uses listed require development approval unless they meet the 'exempt development' definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

Uses not listed in the table are prohibited. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

District policies specify additional types of development and land uses that are permissible or prohibited in specific locations.

Land Use / Development Type	IZ1	IZ2
Ancillary use	Y	Y
Animal care facility	Y	Y
Bulk landscape supplies	Y	Y
Bulky goods retailing	-	Y
Business agency	-	Y
Car park	Y	Y
Caretaker's residence	Y	Y
Club	-	Y
Communications facility	Y	Y
Community activity centre	Y	Y
Community garden	-	Y
Community theatre	Y	Y
Complementary use	Y	Y
Consolidation	Y	Y
Craft workshop	Y	Y
Cultural facility	Y	Y
Data centre	Y	Y
Defence installation	Y	Y
Demolition	Y	Y
Distribution reservoir	Y	Y
Drink establishment	-	Y
Drone facility	Y	Y
Educational establishment	Y	Y
Emergency services facility	Y	Y
Financial establishment	-	Y
Freight transport facility	Y	Y

Land Use / Development Type	IZ1	IZ2
Funeral parlour	-	Y
General industry	Y	Y
Hazardous industry	Y	-
Hazardous waste facility	Y	-
Health facility	Y	Y
Hospital	Y	Y
Incineration facility	Y	-
Indoor entertainment facility	-	Y
Indoor recreation facility	Y	Y
Industrial trades	Y	Y
Light industry	Y	Y
Light rail	Y	Y
Liquid fuel depot	Y	Y
Major road	Y	Y
Major electricity storage facility	Y	Y
Major electrical sub-station	Y	Y
Major gross pollutant trap	Y	Y
Major pump station	Y	Y
Major service conduits	Y	Y
Minor road	Y	Y
Minor use	Y	Y
Municipal depot	Y	Y
Offensive industry	Y	-
Office	-	Y
Outdoor recreation facility	-	Y
Parkland	Y	Y
Pedestrian plaza	Y	Y
Personal service	-	Y
Place of worship	Y	Y
Power generation station	Y	Y
Public agency	-	Y
Railway use	Y	-
Recyclable materials collection	Y	Y
Recycling facility	Y	Y
Religious associated use	Y	Y
Restaurant	-	Y
Retail plant nursery	-	Y
Scientific research establishment	Y	Y
Service station	Y	Y
Shop	-	Y
Sign	Y	Y
Storage facility	Y	Y

Land Use / Development Type	IZ1	IZ2
Subdivision	Y	Y
Supermarket	-	Y
Take-away food shop	-	Y
Temporary use	Y	Y
Transport facility	Y	Y
Treatment plant	Y	Y
Urban lake, pond and/or retardation basin	Y	Y
Utility hydrogen production facility	Y	Y
Varying a lease, except where prohibited	Y	Y
Vehicle sales	-	Y
Veterinary clinic	Y	Y
Veterinary hospital	-	Y
Water storage dam	Y	Y
Warehouse	Y	Y
Waste transfer station	Y	Y

Policy Outcomes

These policy outcomes describe the high-level objectives for each zone.

Policy outcomes inform assessment outcomes and assessment requirements. Where a development is consistent with the assessment outcomes and assessment requirements, it is considered to be consistent with the policy outcomes.

All industrial zones

1. The industrial zones are primarily for industrial developments but permit other development that complements and supports industrial uses and development.
2. Support the diversification and expansion of the ACT's industrial base and employment growth.
3. Facilitate investment in a wide range of industrial and related activities, with efficient land utilisation and provision of infrastructure.
4. Development should be of a scale and nature that recognises and responds to the zone hierarchy.
5. Promote development along major approach routes and major roads that meets appropriate standards of urban design.
6. Encourage the design and construction of industrial and commercial buildings that are energy efficient, functional and flexible.
7. Promote industrial development that achieves high environmental standards of cleaner production, waste disposal, noise and air quality.

IZ1 – General Industrial Zone

1. Provide convenient access for ACT and regional residents to industrial goods, services and employment opportunities.
2. Provide for transport-related businesses in locations accessible to major road, rail and air links.
3. Encourage the clustering of industrial activities according to the principles of industrial ecology.
4. Provide for manufacturing, warehouse and transport land uses requiring large land areas accessible to main interstate road and rail connections.

I21 – General Industrial Zone

5. Protect the use of the land for predominantly industrial purposes that is not jeopardised by the uncontrolled development of higher rent commercial uses such as retailing and offices.
6. Provide small-scale services to meet the needs of the local workforce.

I22 – Mixed Use Zone

1. Provide convenient access for ACT and regional residents to industrial goods, services and employment opportunities, including by encouraging active travel and access to public transport.
2. Accommodate industry-associated retailing, services and other commercial uses without jeopardising an adequate supply of industrial land.
3. 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.
4. Meet the need for a mix of lower rent bulky goods retailing and specialised industrial, commercial and service activities alongside general industry.
5. Preserve and promote viable industries that can coexist with more commercially oriented uses.
6. Provide for small-scale services that support surrounding industrial activities, or which meet the needs of the local workforce.

Assessment Outcomes

Consistent with the zone policy outcomes, development proposals in industrial zones must demonstrate that they are consistent with the assessment outcomes stated below.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning specification, entity referral may be required.

The assessment outcomes for proposed development in Industrial zones are:

Assessment outcomes – Industrial Zones

Urban Structure and Natural Systems

1. Biodiversity connectivity is maintained across the landscape.
2. Loss of native habitat and biodiversity is avoided and/or minimised.
3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.

Assessment outcomes – Industrial Zones

Site and Land Use	4. The functionality and usability of the development is appropriate for its intended purpose/use. 5. The proposed use and scale of development are appropriate to the site and zone. 6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised and industrial amenity is protected.
Access and Movement	7. The functionality and layout of the development is well connected to the surrounding area. This includes consideration of traffic flow, passive surveillance and active travel. 8. Access to, from and within the site permits safe and legible movement while catering for all users (including pedestrians). This includes consideration of vehicle manoeuvrability and access routes.
Public Space and Amenity	9. The development achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community. 10. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).
Built Form and Building Design	11. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes.
Sustainability and Environment	12. Roofed areas and hard surfaces aim to reduce urban heat island effects and minimise stormwater run-off. This includes consideration of water sensitive urban design measures. 13. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design. 14. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance. 15. The development considers and addresses site characteristics, including heritage, natural features, topography, infrastructure and utilities. 16. Environmental risks, including noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the development on the site and surrounding area.
Parking, Services and Utilities	17. The development provides electric vehicle parking and access to charging locations, where parking is provided. 18. The development provides appropriate end-of-trip facilities. 19. Vehicle and bicycle parking sufficiently caters for the development while minimising visual impacts from the street or public space. This includes consideration of parking location, dimensions and number of spaces provided. 20. Waste is appropriately managed on site without having a detrimental impact on users of the area. 21. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.

Assessment Requirements

Assessment requirements set the mandatory development controls within specific zones or for specific development types.

District policies also contain assessment requirements. Assessment requirements in district policies will prevail where inconsistencies occur.

Development proposals in Industrial zones must meet the following requirements:

Control	Assessment requirement
Maximum Gross Floor Area (GFA)	1. The total gross floor area of any individual or combination of the following uses must not exceed 2000m² per lease: a) Business agency. b) Financial establishment. c) Office. d) Public agency. 2. In the IZ2 zone, the maximum gross floor area per tenancy for the following uses are: a) Supermarket or retail use selling food: 200m². b) Other retail uses, except for bulky goods retailing: 3000m².
Block size – IZ1 zone	3. The minimum block size for blocks subdivided from existing leases is 2000m² (unless stated otherwise in the lease). 4. The average of all blocks to be created via subdivision of the original lease is to be not less than 5000m² (unless stated otherwise in the lease).
Gas connections	5. No new gas network connections are allowed to all new or existing Class 1-2 buildings as classified under the National Construction Code including redevelopments.
Restrictions on use	6. Educational establishment is limited to tertiary education and/or vocational education training providers only.