

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

IZ2 – Industrial Mixed Use 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	minor road
bulk landscape supplies	minor use
bulky goods retailing	municipal depot
car park	NON RETAIL COMMERCIAL USE
caretaker's residence	outdoor recreation facility
club	parkland
communications facility	pedestrian plaza
COMMUNITY USE	plant and equipment hire establishment
consolidation	public transport facility
craft workshop	recyclable materials collection
defence installation	recycling facility
demolition	restaurant
development in a location and of a type identified in a precinct map as additional merit track development	scientific research establishment
drink establishment	service station
emergency services facility	SHOP
freight transport facility	sign
funeral parlour	store
general industry	subdivision
indoor entertainment facility	temporary use
indoor recreation facility	transport depot
industrial trades	varying a lease (where not prohibited, code track or impact track assessable)
light industry	vehicle sales
liquid fuel depot	veterinary hospital
major road	warehouse
MAJOR UTILITY INSTALLATION	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:
 - 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	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	residential care accommodation
development in a location and of a type identified in a precinct map as additional prohibited development	retirement village
drive-in cinema	sand and gravel extraction
farm tourism	secondary residence
group or organised camp	serviced apartment
hazardous industry	single dwelling housing
hazardous waste facility	special dwelling
home business	stock/sale yard
incineration facility	supportive housing
land fill site	tourist facility
land management facility	varying a lease to add a use listed as "prohibited development" in this development table
mining industry	woodlot
mobile home park	zoological facility

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.