

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
animal care facility	minor road
bulk landscape supplies	minor use
car park	municipal depot
caretaker's residence	offensive industry
communications facility	parkland
COMMUNITY USE	pedestrian plaza
consolidation	plant and equipment hire establishment
craft workshop	public transport facility
defence installation	railway use
demolition	recyclable materials collection
development in a location and of a type identified in a precinct map as additional merit track development	recycling facility
emergency services facility	scientific research establishment
freight transport facility	service station
general industry	sign
hazardous industry	store
hazardous waste facility	subdivision
incineration facility	temporary use
indoor recreation facility	transport depot
industrial trades	varying a lease (where not prohibited, code track or impact track assessable)
light industry	warehouse
liquid fuel depot	waste transfer station
major road	

MINIMUM ASSESSMENT TRACK IMPACT	
Development listed below requires a development application and is assessed in the impact track	
1. Development that is not: <ul 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 husbandry	outdoor recreation facility
aquatic recreation facility	overnight camping area
boarding house	place of assembly
bulky goods retailing	plantation forestry
caravan park/camping ground	playing field
cemetery	produce market
civic administration	residential care accommodation
club	restaurant
COMMERCIAL ACCOMMODATION USE	retirement village
corrections facility	sand and gravel extraction
development in a location and of a type identified in a precinct map as additional prohibited development	secondary residence
drink establishment	serviced apartment
drive-in cinema	shop
farm tourism	single dwelling housing
funeral parlour	special dwelling
group or organised camp	stock/sale yard
home business	supportive housing
indoor entertainment facility	tourist facility
land fill site	varying a lease to add a use listed as "prohibited development" in this development table
land management facility	vehicle sales
mining industry	veterinary hospital
mobile home park	woodlot
multi-unit housing	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.