



ACT Planning &
Land Authority

Industrial Zones Development Code

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Introduction

Application of this code

This Development Code applies to all development in the Industrial Zones identified in the zones' development table as being within the code, merit and impact assessment tracks.

Purpose of codes

Codes provide additional planning, design and environmental controls to support the zone objectives and assessable uses in the development tables.

The Codes are used by the Authority to assess development applications. The Codes therefore also provide guidance to intending applicants in designing their developments and preparing their development applications.

Each Code's controls are expressed as either **rules**, which are generally quantitative, or as qualitative **criteria**.

- Proposals in the **code track** must comply with all rules relevant to the development.
- Proposals in the **merit track** and **impact track** have the option to comply with the rules or criteria, unless the rule is mandatory. Where it is proposed to meet the criteria, the onus is on the applicant to demonstrate, by supporting plans and written documentation, that the proposed development satisfies the criteria and therefore the intent of the element.
- Proposals in the **impact track** also have the option to justify any non-compliance with the rules and the criteria, unless the rule is mandatory. Where it is proposed to not meet the rules and the criteria, the onus is on the applicant to justify the non-compliance by demonstrating that the proposed development is consistent with the relevant principles of the Statement of Strategic Directions. Supporting plans and written documentation, providing consideration of the relevant Intents of the Code and the Zone objectives, are to accompany the development application.

Structure of codes

The Industrial Zones Development Code is divided into two Parts:

Part A – Zone Specific Controls provide any specific controls for each Industrial Zone (IZ1 General Industrial Zones, and IZ2 Industrial Mixed Use).

Part B – General Development Controls provide general controls that are applicable to all Industrial Zones.

Part C – Site Specific Controls provide any additional specific controls for particular industrial areas or sites. [Care is needed to check whether any specific controls apply to individual sites]

Each Part is divided into sections referred to as **Elements**, although each Part may not include provisions for every Element. The Elements describe the various issues for consideration:

1. Restrictions on Use
2. Building and Site Controls
3. Built Form
4. Parking and Site Access

5. Amenity
6. Environment
7. Services

Each Element consists of Intents and Items under which are Rules and Criteria.

Intent describes the purpose of the development controls

Rules provide the quantitative, or definitive, controls for development

Criteria provide the qualitative controls for development

In some instances, there are rules that are mandatory. For clarity of use, the mandatory rules are emphasized by the following words: “**This is a mandatory requirement. There is no applicable criterion**”. Non-compliance with these provisions will result in the refusal of a development application. Conversely, the words “**There is no applicable rule**” is used when controls cannot be quantitative or definitive and only criteria exist.

Any application of a **General Code** to a development proposal is identified as part of the relevant rule or criteria.

Where more than one type of Code applies to a development, the order of precedence when there is inconsistency of provisions between Codes, as defined by the Act, is **Precinct Code**, then **Development Code**, and then **General Code**.

Further information

Please refer to the Development Application Guide, for more information on preparing applications under the Territory Plan, including the use of assessment codes.

Abbreviations

GFA = gross floor area

m² = metres squared

Relevant codes

In addition to this code, **precinct codes** and **general codes** may be relevant.

Precinct codes are located in section 10 of the Territory Plan.

The following **general codes**, in particular, may be relevant to development in industrial zones.

Access and Mobility General Code

Bicycle Parking General Code

Communications Facilities and Associated Infrastructure General Code

Community and Recreational Facilities Location Guidelines General Code

Crime Prevention through Environmental Design General Code

Home Business General Code

Lease Variation General Code

Parking and Vehicular Access General Code

Planning for Bushfire Risk Management General Code

Signs General Code

Water Use and Catchment General Code

Water Ways: Water Sensitive Urban Design General Code

General codes are found in part 11 of the Territory Plan.

Development must comply with the relevant codes (including other general codes that may not be listed above), subject to the code hierarchy outlined in the introduction to this code.

Part A – Zone Specific Controls

Part A provides the detailed development controls for each Industrial Zone (IZ1 – General Industrial Zone and IZ2 – Industrial Mixed Use).

Part A(1) – IZ1 - General Industrial Zone

Element 2: Building and Site Controls

Intent:

- a) To ensure use in Industrial Zones provides for a wide range of industrial uses on large blocks

Rules	Criteria
2.1 Subdivision	
<p>R1</p> <p>Unless stated otherwise in the lease:</p> <p>a) the minimum block size for blocks subdivided from existing leases is 2000m²</p> <p>b) the average of all blocks to be created via subdivision of the original lease is to be not less than 5000m²</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.2 Bushfire	
<p>R1A</p> <p>This rule applies to blocks identified in a precinct code as having a specified Bushfire Attack Level.</p> <p>Buildings are constructed to Australian Standard <i>AS3959 – Construction of buildings in bushfire prone areas</i> for the specified Bushfire Attack Level.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Part A(2) – IZ2 - Industrial Mixed Use Zone

Element 1: Restrictions on Use

Intent:

- a) To provide for complementary commercial services to meet the needs of the Industrial Zones while protecting the viability of commercial centres through limited size and nature of uses

Rules	Criteria
1.1 Gross Floor Area	
R2 The maximum gross floor area per shop is as follows: a) supermarket or shop selling food: 200 m ² b) other shops, except for bulky goods retailing: 3000 m ²	This is a mandatory requirement. There is no applicable criterion.

Element 2: Building and site controls

Rules	Criteria
2.1 Bushfire	
R2A This rule applies to blocks identified in a precinct code as having a specified Bushfire Attack Level. Buildings are constructed to Australian Standard AS3959 – Construction of buildings in bushfire prone areas for the specified Bushfire Attack Level.	This is a mandatory requirement. There is no applicable criterion.

Part B – General Development Controls

Part B provides the general development controls applicable to all Industrial Zones.

Element 1: Restrictions on Use

Intent:

- a) To provide for sufficient land to meet the industrial needs of the ACT
- b) To ensure that uses ancillary to the Industrial Zone remain subordinate to primary uses and ensure an appropriate level of amenity for users

Rules	Criteria
1.1 Community Uses	
There is no applicable rule.	C3 Community uses are to be considered only where it is demonstrated that the proposed use does not jeopardise the use of surrounding land for industrial purposes.
There is no applicable rule.	C4 An application for community uses demonstrates that the proposed use: <ul style="list-style-type: none"> a) services the needs of the local workforce, or b) requires a scale of building or level of amenity that is not compatible with other available land.
1.2 Non Retail Commercial Uses	
R5 The total GFA of any individual or combination of the following must not exceed 2000 m ² per lease: <ul style="list-style-type: none"> a) business agency b) financial establishment c) office d) public agency. 	This is a mandatory requirement. There is no applicable criterion.
1.3 Caretaker's Residence	
There is no applicable rule.	C6 Residential amenity is provided, through solar access, privacy, noise attenuation and security measures.

Element 2: Building and Site Controls

Intent:

- a) To provide for building and site development of a scale appropriate to an industrial area while being responsive to interfaces and relationships with other buildings and land uses

Rules	Criteria
2.1 Subdivision	
<p>R7</p> <p>Subdivision is only permitted where:</p> <p>a) it is part of a development application for another assessable development</p> <p>b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant section of this Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R9</p> <p>Urban infrastructure designs are in accordance with the Design Standards for Urban Infrastructure (ACT Department of Urban Services).</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
2.2 Demolition	
<p>R10</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, the application is accompanied by a Statement of Endorsement from utility provider (including water, sewerage, stormwater, electricity and gas) stating that:</p> <p>a) All network infrastructure on or immediately adjacent the site has been identified on the plan</p> <p>b) All potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified</p> <p>c) All required network disconnections have been identified and the disconnection works comply with utility requirements</p> <p>d) All works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.</p>	<p>C10</p> <p>If a Statement of Endorsement is not provided the application will be referred to relevant utility provider in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>

Rules	Criteria
2.3 Height	
<p>R11</p> <p>The maximum height of any wall of the building is 12 metres above natural ground level.</p>	<p>C11</p> <p>Development is of an appropriate scale compatible with an industrial area.</p>
2.4 Setbacks	
<p>There is no applicable rule.</p>	<p>C12</p> <p>Front and side boundary setbacks provide an acceptable design solution for the development of the site and are not detrimental to the visual relationship with adjoining buildings or the streetscape.</p>
2.5 National Capital Plan	
<p>There is no applicable rule.</p>	<p>C13</p> <p>Where a development is subject to Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, the development is not inconsistent with the Special Requirements or Development Control Plan. Where any provision of this code is inconsistent with Special Requirements under the National Capital Plan, or any relevant Development Control Plan prepared under the National Capital Plan, that provision has no effect.</p>

Element 3: Built Form

Intent:

a) To provide for visual interest and articulation of buildings, and ensure legible development

Note: Under the Building Act 2004 buildings need to meet the requirements of the Building Code of Australia. For certain classes of buildings, this will include prescribed energy requirements.

Rules	Criteria
3.1 Building Design	
R14 External service equipment must be screened from public view.	C14 External service equipment must be integrated into the building design.
There is no applicable rule.	C15 The elevations of all buildings facing roads should contribute to the quality of the streetscape through well-designed buildings that respect adjoining buildings and street landscaping.
There is no applicable rule.	C16 The proposal identifies opportunities for retrofitting of existing buildings where appropriate.
3.2 Materials and Finish	
There is no applicable rule.	C17 The roof and/or wall finish is of low reflectivity and not white or off-white or untreated metal.
R18 External walls are clad with durable materials, such as masonry, fibre cement sheeting or pre-finished metal.	C18 Where practicable, materials are chosen to increase the sustainability of the building and the built environment.
There is no applicable rule.	C19 Materials colours and textures are compatible within any development and should contribute to the built character of the adjoining development.
3.3 Interface	
There is no applicable rule.	C20 Public access to shops and offices ancillary to industrial buildings provide legible and safe entries, located to the front of buildings.

Rules	Criteria
There is no applicable rule.	C21 Fencing visible from the public domain is compatible with the predominant building on the site, and is at least 50% transparent.
3.4 Crime Prevention Through Environmental Design	
There is no applicable rule.	C22 The development meets the requirements of the Crime Prevention Through Environmental Design General Code.
3.5 Access and Mobility	
There is no applicable rule.	C23 The development meets the requirements of the Access and Mobility General Code.
3.6 Location Requirements for Community and Recreation Facilities	
There is no applicable rule.	C23A The development meets the requirements of the Community and Recreation Facilities Location Guidelines General Code.

Element 4: Parking and Site Access

Intent:

- a) To provide for safe and efficient access, circulation and parking facilities for pedestrians, cyclists and vehicles

Rules	Criteria
4.1 Access and Parking	
There is no applicable rule.	C24 Driveways and pedestrian entrances to the site are clearly visible from the front site boundary.
R26 Loading docks or vehicular entries to buildings are not provided on the street frontages of buildings.	C26 Loading docks and building entries do not dominate the street frontage or conflict with parking and pedestrian movements in front of the building.
There is no applicable rule.	C27 Parking and vehicular access must comply with the requirements of the Parking and Vehicular Access General Code.
R28 Parking facilities are located behind the minimum front setback but forward of any onsite activity.	C28 The location of car-parking areas maximises opportunities for passive surveillance from areas within and adjacent to the site.
There is no applicable rule.	C29 Where applicable, bicycle parking complies with the requirements of the Bicycle Parking General Code.

Rules	Criteria
4.2 Service Access and Delivery	
<p>R30</p> <p>Provision is made onsite for the loading and unloading of vehicles, with adequate manoeuvring space so that vehicles can enter and leave the site travelling in a forward direction.</p> <p>Note: Loading/unloading and associated manoeuvring areas is in addition to minimum parking requirements.</p>	<p>C30</p> <p>Provision is made for associated loading and unloading of goods which complies with all of the following:</p> <ul style="list-style-type: none"> a) demonstrates adequate justification for the proposed arrangements when not entering and exiting in a forward direction b) does not unreasonably compromise the safety of pedestrian and traffic movement and operation of any adjoining facilities such as road, cycleway or pedestrian pathway, and on-street and off-street parking c) provides adequate space for the manoeuvring of vehicles d) is endorsed by the Department of Territory and Municipal Services.

Element 5: Amenity

Intent:

- a) To provide for a high level of amenity through consideration of personal safety, landscaping and visual impact

Rules	Criteria
5.1 Landscape	
There is no applicable rule.	<p>C31</p> <p>The minimum setback area includes landscaping, comprising advanced trees and shrubs, in order to minimise the visual impacts of buildings, car-parking areas, and plant and materials stored on site.</p>
There is no applicable rule.	<p>C32</p> <p>Tree planting to parking areas are positioned to provide shade to such areas and to soften the visual impact of such areas.</p>

Rules	Criteria
5.2 Noise	
<p>There is no applicable rule.</p>	<p>C33</p> <p>Where the proposed use is adjacent to, or is, a noise producing activity, noise attenuation measures are utilised to protect the amenity of the area and promote compatibility of uses.</p>
<p>R34</p> <p>A Noise Management Plan, prepared by an accredited acoustic specialist who is a member of the Australian Acoustical Society, endorsed by Environment Protection is provided for the following uses:</p> <ul style="list-style-type: none"> -club -drink establishment -hotel -industry (except light industry) -indoor entertainment facility -restaurant <p>The Noise Management Plan details the design, siting and construction methods, which will be used to minimise the impact of noise on neighbours.</p>	<p>C34</p> <p>If an endorsed Noise Management Plan is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>R34A</p> <p>A Noise Management Plan, prepared by an accredited acoustic specialist who is a member of the Australian Acoustic Society, is provided for an <i>animal care facility</i></p> <p>The Noise Management Plan details the design, siting and construction methods, which will be used to minimise the impact of noise on neighbouring uses, and reduce the intrusion of noise from industrial uses into the facility.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
5.3 Lighting	
<p>R35</p> <p>External lighting is provided to building frontages, to all pathways, roads/laneways and car parking areas in accordance with Australian Standard 1158.1.3 <i>Pedestrian Lighting</i>.</p>	<p>C35</p> <p>External lighting is provided in accordance with the Crime Prevention Through Environmental Design General Code.</p>
<p>R36</p> <p>All external lighting provided is in accordance with AS 4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>C36</p> <p>All lighting, including security and car park lighting, is designed to minimise light spill</p>

Rules	Criteria
5.4 Signs	
There is no applicable rule.	C37 Signs must comply with the Signs General Code.
5.5 Emergency management plan	
R37A An Emergency Management Plan is provided for an <i>animal care facility</i> , prepared by a suitably qualified professional, and includes details of a risk assessment and evacuation plan for the facility, and is endorsed by the Emergency Services Authority (ESA).	C37A If an endorsed Emergency Management Plan is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i> .

Element 6: Environment

Intent:

- a) To provide for the identification and mitigation of potential onsite and offsite environmental impacts of any development
- b) To enable the incorporation of alternative design options where necessary

Rules	Criteria
6.4 Heritage	
<p>R42</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, applications for development on land or buildings subject to interim or full heritage registration are to be accompanied by advice from the Heritage Council stating that the development meets the requirements of the <i>Heritage Act 2004</i>.</p>	<p>C42</p> <p>If advice from the Heritage Council is required, but not provided, then the application will be referred to the Heritage Council in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
6.5 Contamination	
<p>R43</p> <p>A statement is provided that the potential for land contamination has been assessed in accordance with the <i>ACT Government Strategic Plan – Contaminated Sites Management 1995</i> and the <i>ACT Environment Protection Authority Contaminated Sites Environmental Protection Policy 2000</i>, and it is demonstrated that the land is suitable for the proposed development.</p>	<p>C43</p> <p>If a statement that the site has been assessed is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
6.6 Trees	
<p>R44</p> <p>This rule applies to a development that has one or more of the following characteristics:</p> <ul style="list-style-type: none"> a) requires groundwork within the tree protection zone of a <i>protected tree</i> b) is likely to cause damage to or removal of any <i>protected trees</i> <p>The authority shall refer the development application to the Conservator of Flora and Fauna.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Under the <i>Planning and Development Regulation 2008</i> a development application for a <i>declared site</i> under the <i>Tree Protection Act 2005</i>, must be referred to the 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>Conservator of Flora and Fauna.</p> <p>2. The authority will consider any advice from the Conservator of Flora and Fauna before determining the application in accordance with the <i>Planning and Development Act 2007</i>.</p> <p>3. <i>Protected tree</i> and <i>declared site</i> are defined under the <i>Tree Protection Act 2005</i>.</p>	
<p>R45</p> <p>Trees on development sites are removed only with the prior agreement in writing of the Territory.</p>	<p>C45</p> <p>Retained trees are protected and maintained during construction to the satisfaction of the Territory.</p>
6.7 Hazardous Material	
<p>R46</p> <p>For the demolition of multi-unit housing (including garages and carports) constructed* prior to 1985, and Commercial / Industrial premises constructed prior to 2005, a Hazardous Materials Survey (including an asbestos survey) is carried out and signed by an appropriately licensed person and is endorsed by Environment Protection.</p> <p>The Survey is provided and covers the disposal of hazardous materials, showing that:</p> <p>a) Hazardous material disposal (including asbestos) is to be at a licensed disposal facility in the ACT</p> <p>b) If hazardous materials are to be transported for disposal interstate, approval from the Environment Protection Authority is obtained prior to removal of material from the site</p> <p>c) An appropriately licensed contractor is engaged for the removal and transport of all hazardous materials (including asbestos) present at the site.</p> <p>* construction date means the date when the Certificate of Occupancy was issued</p>	<p>C46</p> <p>If an endorsed hazardous material survey is required however evidence of an endorsed hazardous materials survey is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
6.8 Excavation	
<p>There is no applicable rule.</p>	<p>C47</p> <p>Onsite cut and fill is minimised and managed to ameliorate negative off site impacts.</p>

Rules	Criteria
6.9 Erosion and Sediment Control	
<p>R48</p> <p>For sites less than 0.3 of a hectare, a plan is provided to demonstrate that the development complies with the <i>ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007</i>.</p>	<p>C48</p> <p>If a plan is not provided, the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
<p>R49</p> <p>For development on a site greater than 0.3 of a hectare, the application is accompanied by an Erosion and Sediment Control Plan endorsed by ACT Environment Protection.</p>	<p>C49</p> <p>If an endorsed Sediment and Erosion Control Plan is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>

Element 7: Services

Intent:

- a) To provide for all necessary onsite services required for the construction and operation stages of the proposed use, to the satisfaction of the relevant authority

Rules	Criteria
7.1 Waste Management	
<p>R50</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, applications are to be accompanied by a statement of compliance from the Department of Territory and Municipal Services stating that the waste facilities and management associated with the development are in accordance with the current version of the <i>Development Control Code for Best Practice Waste Management in the ACT</i>.</p>	<p>C50</p> <p>If a statement of compliance is not provided the application will be referred to the Department of Territory and Municipal Services in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
7.2 Utilities	
<p>R51</p> <p>A Statement of Compliance from each relevant utility provider is provided, which confirms that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.</p> <p>Note: Where there is a conflict between planning and utility requirements, the utility requirements take precedence over other provisions of this Code.</p>	<p>C51</p> <p>If a statement of endorsement is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>
7.3 Liquid Trade Waste	
<p>R52</p> <p>A Statement of Compliance from the relevant agency is provided, which confirms that the discharge (or potential discharge by accident or spillage) of non-domestic liquid waste to the sewerage or stormwater networks complies with utility standards and requirements.</p>	<p>C52</p> <p>If a Statement of Compliance is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>

Rules	Criteria
7.4 Waste Water	
<p>R53</p> <p>Subject to ACTEWAGL approval, all under cover areas drain to the sewer.</p>	<p>C53</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>
7.5 Storage	
<p>R54</p> <p>Outdoor storage areas are located behind the building line and screened from view from any road or other public area.</p>	<p>C54</p> <p>Where the proposed use of the site requires open areas for storage of goods and materials, adequate provision is included in the design and layout of the site.</p>
<p>R55</p> <p>Outdoor storage areas do not encroach on required car-parking spaces, driveways exclusively required for vehicular circulation or landscape areas.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
7.6 Servicing and Site Management	
<p>R56</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, applications is accompanied by a statement of endorsement from the relevant agency stating that the waste facilities and management associated with the development are in accordance with the <i>Design Standards for Urban Infrastructure</i>.</p>	<p>C56</p> <p>If a statement of endorsement is not provided the application will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</i>.</p>