#### IZ2 - Industrial Mixed Use Zone

### **Zone Objectives**

- 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
- 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
- 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
- Make provision for small-scale services that support surrounding industrial activities, or which meet the needs of the local workforce
- 1) The following Zone Objectives apply specifically to West Fyshwick:
  - i) Encourage Canberra's regional role for food processing, wholesaling, distribution and marketing
  - 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 approval not required, may need building approval

Exempt Development identified in Section 20 and Schedule 1 of the Planning and Development Regulation 2008.

# ASSESSABLE DEVELOPMENT

Development application required

# MINIMUM ASSESSMENT 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	
Bulk landscape supplies	-
Bulky goods retailing	
Car park	
Caretaker's residence	
Club	
Communications facility	
COMMUNITY USE	
Craft workshop	
Defence installation	
Demolition	
Drink establishment	
Emergency services facility	
Freight transport facility	
Funeral parlour	
General industry	
Indoor entertainment facility	Industrial Zones Development Code
Indoor recreation facility	- Industrial Zones Development Gode
Industrial trades	
Light industry	
Liquid fuel depot	_
MAJOR UTILITY INSTALLATION	_
Minor use	_
Municipal depot	
NON-RETAIL COMMERCIAL USE	
Outdoor recreation facility	
Parkland	_
Pedestrian plaza	
Plant and equipment hire establishment	_
Public transport facility	_
Recyclable materials collection	_
Recycling facility	_
Restaurant	_
Scientific research establishment	

Service station	
SHOP	
Sign	
Store	
Subdivision	
Temporary use	Industrial Zones Development Code
Transport depot	
Vehicle sales	
Veterinary hospital	
Warehouse	
Waste transfer station	
0 10 1 110 1 1 1 1	

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
Fyshwick Section 6 Blocks 6, 25, and 26		
Fyshwick Section 7 Blocks 6 and 7	Office	Industrial Zanas Davalanment
Fyshwick Section 39 Blocks 6 and 7		Industrial Zones Development Code
Fyshwick Section 7 Block 7	Service Station	
West Fyshwick and Griffith Section 26 (part) (Figure 1)	Produce Market	

# MINIMUM ASSESSMENT TRACK

Development application required and assessed in the Impact Track.

See also Schedule 4 of the Planning and Development Act 2007

- 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 not expressly listed elsewhere in this development table
- 3. Development specified in Schedule 4 of the Planning and Development Act 2007 and listed as assessable development in this Table.
- 4. Development declared under Section 123 and Section 124 of the Planning and Development Act 2007 and listed as assessable development in this Table.
- 5. Any development not listed in this Table.

#### **PROHIBITED**

### A development application can not be made

Any development not listed as assessable development in this Table and that appears in

Volume 2 Section 3 – Definitions are prohibited, ie::

Agriculture Multi-unit housing

Airport Nature conservation area

Animal care facility

Animal husbandry

Aquatic recreation facility

Boarding house

Caravan park/camping ground

Cemetery

Offensive industry

Overnight camping area

Place of assembly

Plantation forestry

Playing field

Produce market

Civic administration Public agency COMMERCIAL ACCOMMODATION USE Railway use

Drive-in cinema	Residential care accommodation	
Farm Tourism	Retirement complex	
Group or organised camp	Road	
Habitable suite	Sand and gravel extraction	
Hazardous industry	Serviced apartment	
Hazardous waste facility	Single dwelling housing	
Home business	Special dwelling	
Incineration facility	Stock/sale yard	
Land fill site	Supportive housing	
Land management facility	Tourist facility	
Mining industry	Woodlot	
Mobile home park	Zoological facility	
Specific areas have developments that are prohibited in those areas. These areas and the		
additional developments are listed below		
Site Identifier	Development	
	Bulky landscape supplies	
	Bulky goods retailing	
	Club	
	Funeral parlour	
	General industry	
	Industrial trades	
	Liquid fuel depot	

### **OTHER CODES**

MAJOR UTILITY INSTALLATION

Recycling facility

Service station

Vehicle sales
Veterinary hospital
Waste transfer station

Store

Scientific research facility

NON-RETAIL COMMERCIAL USE

### **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:

West Fyshwick and Griffith Section 26 (part)

(refer Figure 1)

### No Codes identified

### **GENERAL CODES**

The following General Codes may be called up by Development 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 General	Water Use and Catchment	

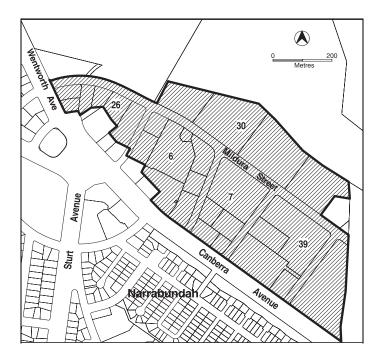


Figure 1 West Fyshwick and Griffith Section 26 (part)