



ACT Planning &
Land Authority

Industrial Zones Development Code

March 2008

Contents

Introduction	1
Part A – Zone Specific Controls	3
Part A(1) – IZ1 - General Industrial Zone	3
Element 2: Building and Site Controls.....	3
2.1 Subdivision	3
Part A(2) – IZ2 - Industrial Mixed Use Zone.....	4
Element 1: Restrictions on Use	4
1.1 Gross Floor Area	4
Part B – General Development Controls.....	5
Element 1: Restrictions on Use	5
1.1 Community Uses	5
1.2 Non-retail Commercial Uses.....	5
1.3 Caretaker’s Residence	5
Element 2: Building and Site Controls.....	6
2.1 Subdivision	6
2.2 Demolition.....	6
2.3 Height	7
2.4 Setbacks.....	7
2.5 National Capital Plan	7
Element 3: Built Form	7
3.1 Building Design.....	7
3.2 Materials and Finish	8
3.3 Interface.....	8
3.4 Crime Prevention Through Environmental Design.....	8
3.5 Access and Mobility.....	8
Element 4: Parking and Site Access	9
4.1 Vehicle Access and Parking.....	9
4.2 Circulation.....	9
Element 5: Amenity	10
5.1 Landscape	10
5.2 Noise.....	10
5.3 Lighting	11
5.4 Signs.....	11
Element 6: Environment	12
6.1 Water Sensitive Urban Design – Mains Water Consumption.....	12
6.2 Water Sensitive Urban Design – Stormwater Quality.....	12
6.3 Water Sensitive Urban Design – Stormwater Quantity	13
6.4 Heritage	13
6.5 Contamination.....	13
6.6 Trees.....	14
6.7 Hazardous Material	14
6.8 Excavation	15
6.9 Erosion and Sediment Control.....	15
Element 7: Services	16
7.1 Waste Management	16
7.2 Utilities	16
7.3 Liquid Trade Waste	16
7.4 Waste Water	16
7.5 Storage	17
7.6 Servicing and Site Management.....	17

Part C – Site Specific Controls	18
Part C(1) – Fyshwick and Griffith	18
Element 1: Restrictions on Use	18
1.1 Shops in West Fyshwick and Griffith Section 26 (part) (Figure 1)	18
Part C(2) - Hume	19
Element 1: Restrictions on Use	19
1.1 Hill Station, Hume (Figure 2)	19
Part C(3) - Mitchell	20
Element 1: Restrictions on Use	20
1.1 Shops in Mitchell.....	20
Part C(4) - Symonston	21
Element 1: Restrictions on Use	21
1.1 AMTECH Estate, Symonston (Figure 3)	21

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 three 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

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	
R1 Unless stated otherwise in the lease, or where located within AMTECH Estate, Symonston (Figure 3): a) the minimum block size for blocks subdivided from existing leases is 5000 m ² b) an existing lease is not to be subdivided under the <i>Unit Titles Act 2001</i> into more than five units.	This is a mandatory requirement. There is no applicable criterion.

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 Other than in West Fyshwick (Figure 1), 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.

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: <ol 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: <ol 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>R8</p> <p>A subdivision of a lease under the <i>Unit Titles Act 2001</i> may be approved only where the lease expressly provides for the number of units provided for in the proposed subdivision.</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>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
d) All works associated with the demolition comply with and are in accordance with utility asset access and protection requirements.	
2.3 Height	
R11 The maximum height of any wall of the building is 12 metres above ground level.	C11 Minor increases in height may be considered where it is an integral part of the architectural design of the building and the scale is compatible with the industrial area.
2.4 Setbacks	
There is no applicable rule.	C12 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.
2.5 National Capital Plan	
There is no applicable rule.	C13 Where a development is subject to Special Requirements under the National Capital Plan (including any relevant Development Control Plan) the development is not inconsistent with the Special Requirements.

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.

Rules	Criteria
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.
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.

Element 4: Parking and Site Access

Intent:

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

Rules	Criteria
4.1 Vehicle Access and Parking	
There is no applicable rule.	C24 Driveways and pedestrian entrances to the site are clearly visible from the front site boundary.
R25 No direct vehicular access to Canberra Avenue, the Monaro Highway and Flemington Road. Any vehicular access to individual blocks is via a service road.	C25 It must be demonstrated that safe and efficient traffic movement along the major roads is maintained.
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.
4.2 Circulation	
R30 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. Note: Loading/unloading and associated manoeuvring areas is in addition to minimum parking requirements.	This is a mandatory requirement. There is no applicable criterion.

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>
5.2 Noise	
There is no applicable rule.	<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>

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 ACT Crime Prevention and Urban 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>
5.4 Signs	
<p>There is no applicable rule.</p>	<p>C37</p> <p>Signs must comply with the Signs General Code.</p>

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
<p>6.1 Water Sensitive Urban Design – Mains Water Consumption</p> <p><i>Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design</i></p>	
<p>R38</p> <p>Evidence is provided that shows the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003 using the ACTPLA on-line assessment tool or another tool as included in the Water Ways: Water Sensitive Urban Design General Code. The 40% target is met without any reliance on landscaping measures to reduce consumption.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>6.2 Water Sensitive Urban Design – Stormwater Quality</p> <p><i>Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design</i></p>	
<p>R39</p> <p>Evidence is provided that demonstrates that for developments on sites <2000m², a reduction of 1-in-3 month stormwater peak run off flow to pre-development levels with release of captured flow over a period of 1 to 3 days can be achieved.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R40</p> <p>Evidence is provided that demonstrates that for developments on sites >2000m², a reduction in average annual stormwater pollutant export load of:</p> <ul style="list-style-type: none"> a) suspended solids by 60% b) total phosphorous by 45% c) total nitrogen by 40% <p>using the MUSIC model to demonstrate compliance.</p>	<p>C40</p> <p>For developments on sites >2000m² the development is demonstrated to achieve a reduction in average annual stormwater pollutant export load of:</p> <ul style="list-style-type: none"> a) suspended solids by 60% b) total phosphorous by 45% c) total nitrogen by 40% <p>compared to an urban catchment with no water quality management controls, using any other method, eg XP-AQUALM, PURRS, Aquacycle, that can demonstrate, to the satisfaction of the Authority, compliance.</p>

Rules	Criteria
6.3 Water Sensitive Urban Design – Stormwater Quantity	
<i>Note: Refer to the Water Ways: Water Sensitive Urban Design General Code for more information on Water Sensitive Urban Design</i>	
<p>R41</p> <p>Evidence is provided that shows the development achieves:</p> <p>a) a reduction of 1-in-3 month stormwater peak run off flow to pre-development levels with release of captured flow over a period of 1 to 3 days.</p> <p>b) a reduction of 1-in-5 year and 1-in-100 year stormwater peak run off flow to pre-development levels</p> <p>using XP-RAFTS, DRAINS (ILSAX), RORB or WBNM models to demonstrate compliance.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
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>

Rules	Criteria
6.6 Trees	
<p>R44</p> <p>In accordance with section 148 of the <i>Planning and Development Act 2007</i>, where the development requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application must be accompanied by a tree management plan approved under the <i>Tree Protection Act 2005</i>.</p> <p>Note: "Protected tree" is defined under the <i>Tree Protection Act 2005</i>.</p>	<p>C44</p> <p>If an approved tree management plan is required, but not provided, then a draft tree management plan must be provided with the application. The draft plan will be referred to the relevant agency in accordance with the requirements of the <i>Planning and Development Act 2007</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>

Rules	Criteria
6.8 Excavation	
There is no applicable rule.	C47 Onsite cut and fill is minimised and managed to ameliorate negative off site impacts.
6.9 Erosion and Sediment Control	
R48 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> .	C48 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> .
R49 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.	C49 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> .

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 <i>Development Control Code for Best Practice Waste Management in the ACT 1999</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>
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>

Rules	Criteria
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 car-parking areas, driveways 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>

Part C – Site Specific Controls

Part C provides additional specific controls for particular industrial areas or sites.

Part C(1) – Fyshwick and Griffith

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 Shops in West Fyshwick and Griffith Section 26 (part) (Figure 1)	
<p>R57</p> <p>In West Fyshwick the maximum GFA limit per shop is:</p> <ul style="list-style-type: none"> a) 200 m²; except for b) Fyshwick Section 30 Block 18, where the maximum GFA per shop used for the display and sale of alcoholic beverages is 1200 m². 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

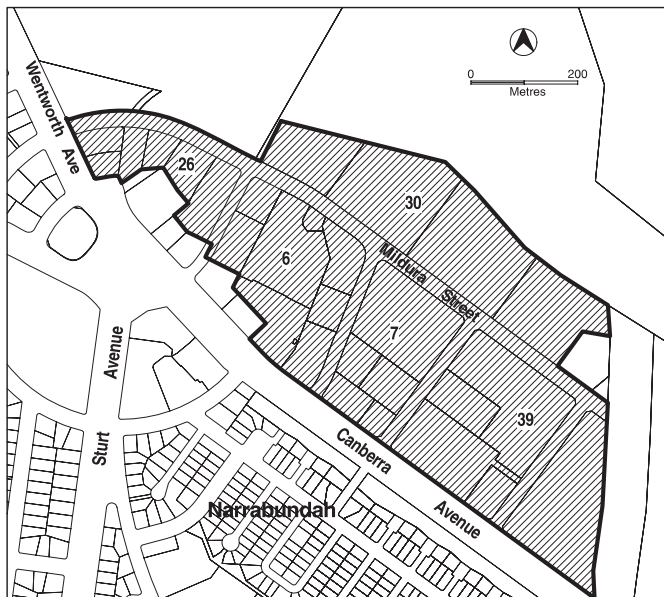


Figure 1 West Fyshwick and Griffith Section 26 (part)

Part C(2) - Hume

Element 1: Restrictions on Use

Intent:

- a) To ensure non-industrial uses are restricted in size and nature to meet the needs of the local workforce or existing character of the site

Rules	Criteria
1.1 Hill Station, Hume (Figure 2)	
<p>R58</p> <p>Shop:</p> <p>a) Must be ancillary to the use of land, or restricted to tourist related goods such as arts and crafts and souvenirs;</p> <p>b) Except for arts, crafts or souvenirs, is limited to a maximum GFA of 250 m²; and</p> <p>c) Must not sell food (other than takeaway and restaurant).</p> <p>Office:</p> <p>a) Must be wholly contained within the heritage buildings.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C59</p> <p>Development at Hill Station does not cause any adverse environmental impacts and achieves high standards of architectural and urban design, while complying with the heritage values of the site.</p>

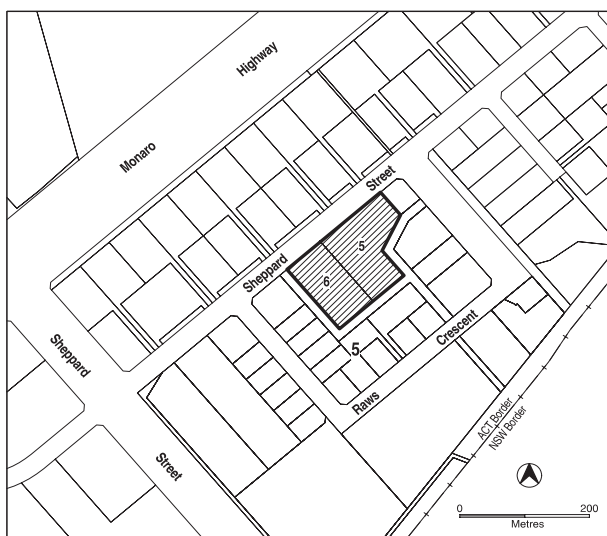


Figure 2 Hill Station, Hume

Part C(3) - Mitchell

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 Shops in Mitchell	
R60 In Mitchell the maximum GFA per lease is: a) for shop (except bulky goods retailing and personal services): 200 m ² b) for bulky goods retailing: 3000 m ²	This is a mandatory requirement. There is no applicable criterion.

Part C(4) - Symonston

Element 1: Restrictions on Use

Intent:

- a) To ensure non-industrial uses are restricted in size and nature to meet the needs of the local workforce or existing character of the site

Rules	Criteria
1.1 AMTECH Estate, Symonston (Figure 3)	
R61 The maximum GFA for a shop is 50 m ² per lease.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C62 The proposed use is primarily related to the research, development, manufacture, processing, assembly, marketing or service provision of advanced technology and scientific products including allied goods and services and supporting processes.

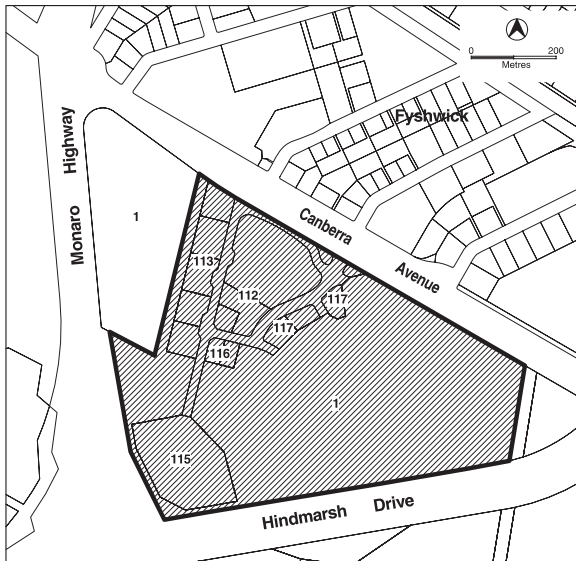


Figure 3 AMTECH Estate, Symonston