

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 | |
| No development identified. | |
| 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 |
| bulk landscape supplies | minor road |
| car park | minor use |
| caretaker's residence | municipal depot |
| communications facility | offensive industry |
| COMMUNITY USE | parkland |
| consolidation | pedestrian plaza |
| craft workshop | plant and equipment hire establishment |
| defence installation | public transport facility |
| demolition | railway use |
| development in a location and of a type identified in a precinct map as additional merit track development | recyclable materials collection |
| emergency services facility | recycling facility |
| freight transport facility | scientific research establishment |
| general industry | service station |
| hazardous industry | sign |
| hazardous waste facility | store |
| incineration facility | subdivision |
| indoor recreation facility | temporary use |
| industrial trades | transport depot |
| 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; 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 | 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 | relocatable unit |
| club | residential care accommodation |
| COMMERCIAL ACCOMMODATION USE | restaurant |
| corrections facility | retirement village |
| development in a location and of a type identified in a precinct map as additional prohibited development | sand and gravel extraction |
| drink establishment | serviced apartment |
| drive-in cinema | shop |
| farm tourism | single dwelling housing |
| funeral parlour | special dwelling |
| group or organised camp | stock/sale yard |
| habitable suite | supportive housing |
| home business | tourist facility |
| indoor entertainment facility | varying a lease to add a use listed as "prohibited development" in this development table |
| land fill site | vehicle sales |
| land management facility | veterinary hospital |
| 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.

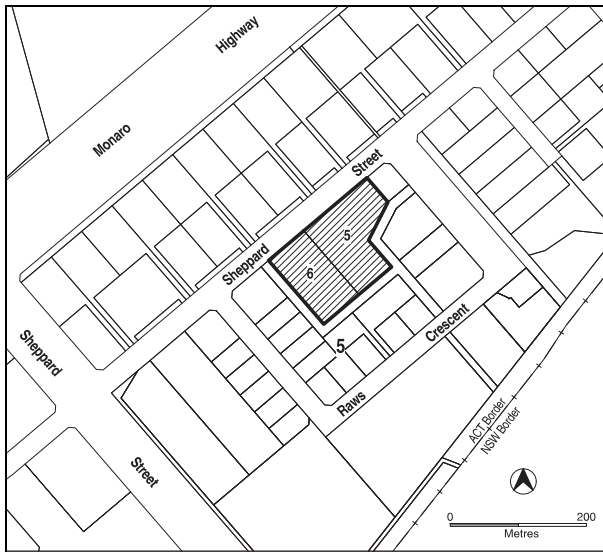


Figure 1 Hill Station, Hume

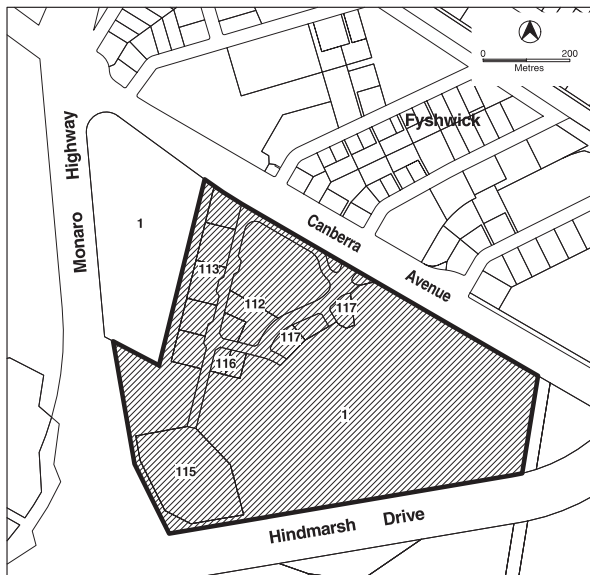


Figure 2 AMTECH Estate, Symonston