

## **IZ2 - Industrial Mixed Use 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) 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
- h) 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
- k) Make provision for small-scale services that support surrounding industrial activities, or which meet the needs of the local workforce
- l) The following Zone Objectives apply specifically to West Fyshwick:
  - i) Encourage Canberra's regional role for food processing, wholesaling, distribution and marketing
  - ii) 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

| <b>EXEMPT DEVELOPMENT</b>   |  |
|---|--|
| Development approval is not required. Building approval may be required.<br>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)   |  |
| <b>ASSESSABLE DEVELOPMENT</b>   |  |
| Development application required.<br>On leased land, development must be authorised by a lease.   |  |
| <b>MINIMUM ASSESSMENT TRACK<br/>CODE</b>  |  |
| Development listed below requires a development application and is assessed in the code track   |  |
| <b>Development</b>  |  |
| No development identified.  |  |
| <b>MINIMUM ASSESSMENT TRACK<br/>MERIT</b>   |  |
| 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. |  |
| <b>Development</b>  |  |
| ancillary use   | minor road                             |
| bulk landscape supplies   | minor use                              |
| bulky goods retailing   | municipal depot                        |
| car park  | <b>NON RETAIL COMMERCIAL USE</b>       |
| caretaker's residence   | outdoor recreation facility            |
| club  | parkland                               |
| communications facility   | pedestrian plaza                       |
| <b>COMMUNITY USE</b>  | plant and equipment hire establishment |
| consolidation   | public transport facility              |
| craft workshop  | recyclable materials collection        |
| defence installation  | recycling facility                     |
| demolition  | restaurant                             |
| development in a location and of a type identified in a precinct map as additional merit track development  | scientific research establishment      |
| drink establishment   | service station                        |
| emergency services facility   | <b>SHOP</b>                            |
| freight transport facility  | sign                                   |
| funeral parlour   | store                                  |
| general industry  | subdivision                            |
| indoor entertainment facility   | temporary use                          |
| indoor recreation facility  | transport depot                        |
| industrial trades   | vehicle sales                          |
| light industry  | veterinary hospital                    |
| liquid fuel depot   | warehouse                              |
| major road  | waste transfer station                 |
| <b>MAJOR UTILITY INSTALLATION</b>   |  |

**MINIMUM ASSESSMENT TRACK  
IMPACT**

Development listed below requires a development application and is assessed in the impact track

1. Development that is not:
  - 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.

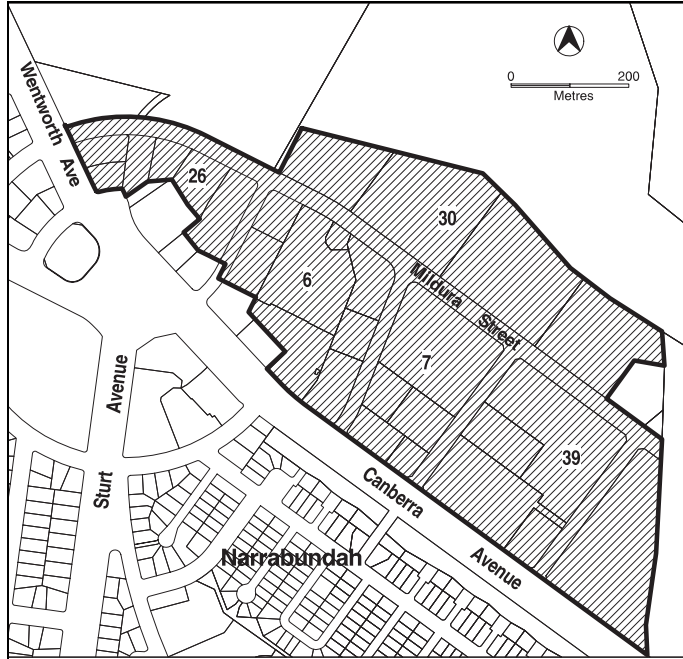
|   |   |
|---|---|
| agriculture   | multi-unit housing  |
| airport   | nature conservation area  |
| animal care facility  | offensive industry  |
| animal husbandry  | overnight camping area  |
| aquatic recreation facility   | place of assembly   |
| boarding house  | plantation forestry   |
| caravan park/camping ground   | playing field   |
| cemetery  | produce market  |
| civic administration  | public agency   |
| COMMERCIAL ACCOMMODATION USE  | railway use   |
| corrections facility  | relocatable unit  |
| development in a location and of a type identified in a precinct map as additional prohibited development | residential care accommodation  |
| drive-in cinema   | retirement village  |
| farm tourism  | sand and gravel extraction  |
| group or organised camp   | serviced apartment  |
| habitable suite   | single dwelling housing   |
| hazardous industry  | special dwelling  |
| hazardous waste facility  | stock/sale yard   |
| home business   | supportive housing  |
| incineration facility   | tourist facility  |
| land fill site  | varying a lease to add a use listed as "prohibited development" in this development table |
| land management facility  | woodlot   |
| mining industry   | zoological facility   |
| mobile home park  |   |

**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 West Fyshwick and Griffith Section 26 (part)**