CZ6 - Leisure And Accommodation Zone

Zone Objectives

- a) Provide for the development of entertainment, accommodation and leisure facilities for residents of and visitors to the ACT and surrounding region
- b) Protect leisure and accommodation uses from competition from higher order commercial uses, and encourage activities that enhance the region's economic diversity and employment prospects
- c) Ensure leisure and accommodation facilities have convenient access to public transport
- d) Protect the amenity of nearby residential areas, with regard to noise, traffic, parking and privacy
- e) Ensure the location of facilities, and their design and landscaping is compatible with environmental values
- f) Ensure that the bulk, scale, size, design and landscaping of development is compatible with the surrounding landscape
- g) Encourage activity at street frontage level and provide an appropriate level of surveillance of the public realm

CZ6 – Leisure and Accommodation Zone Development Table

EXEMPT DEVELOPMENT

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

CODE

Development application required and assessed in the Code 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		
Aquatic recreation facility		
Car park		
Caravan park/camping ground		
Club		
COMMERCIAL ACCOMMODATION USE		
COMMUNITY USE		
Craft workshop		
Demolition		
Drink establishment	CZ6 Leisure and Accommodation Zone	
Drive-in cinema		
Group or organised camp		
Indoor entertainment facility	Development Code	
Indoor recreation facility		
Minor use		
Outdoor recreation facility		
Overnight camping area		
Parkland		
Pedestrian plaza		
Place of assembly		
Public agency		
Public transport facility		
Restaurant		
SHOP		
Sign	Signs General Code	
Subdivision		
Temporary use	CZ6 Leisure and Accommodation Zone	
Tourist facility	Development Code	
Zoological facility		

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

Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below

areas and the additional developments are listed below		
Site Identifier	Additional Development	Code
Barton Section 23 (Figure 1)	Business agency	CZ6 Leisure and Accommodation
	Office	Zone Development Code
Belconnen Section 65 and		CZ6 Leisure and Accommodation
Section 187 (Figure 2)	Office	Zone Development Code
		Residential Zones Single Dwelling
		Housing Development Code
	DECIDENTIAL LICE	Residential Zones Multi Unit
	RESIDENTIAL USE	Housing Development Code
		Home Business General Code
City Section 65 (Figure 3)		CZ6 Leisure and Accommodation
	Business agency	Zone Development Code
		Residential Zones Single Dwelling
		Housing Development Code
	DE01DE117141 110E	Residential Zones Multi Unit
	RESIDENTIAL USE	Housing Development Code
		Home Business General Code
Gilmore Section 65 and	Service station	CZ6 Leisure and Accommodation
Section 79 (Figure 4)		Zone Development Code
Narrabundah Section 34	Business agency	CZ6 Leisure and Accommodation
Blocks 12 and 13 (Figure 5)		Zone Development Code
, , ,	Office	·
Narrabundah Section 100		CZ6 Leisure and Accommodation
(Figure 5)		Zone Precinct Code
		Residential Zones Single Dwelling
	RESIDENTIAL USE	Housing Development Code
		Residential Zones Multi Unit
		Housing Development Code
		Home Business General Code
Nicholls Section 2 and	Service station	CZ6 Leisure and Accommodation
Section 39 (Figure 6)	Service station	Zone Development Code
Tuggeranong District Blocks		CZ6 Leisure and Accommodation
1469, 1486 and 1670	Service station	Zone Development Code
(Figure 4)		· ·
Watson Section 61, Section 63		CZ6 Leisure and Accommodation
Section 64 Blocks 2,8,9 and 10		Zone Development Code
and Section 74 Block 7		Residential Zones Single Dwelling
(Figure 7)	RESIDENTIAL USE	Housing Development Code
,		Residential Zones Multi Unit
		Housing Development Code
		Home Business General Code
Watson Section 75	Service station	CZ6 Leisure and Accommodation
part Block 3 (Figure 7)		Zone Development Code
, , ,		,
Yarralumla Section 102	Business agency	CZ6 Leisure and Accommodation
(Figure 8)		Zone Development Code
(1.30.00)		Residential Zones Single Dwelling
	Office	Housing Development Code
		Residential Zones Multi Unit
	RESIDENTIAL USE	Housing Development Code
		Home Business General Code
	l	Basiness Continui Codo

MINIMUM ASSESSMENT TRACK IMPACT

Development application required and assessed in the Impact Track.

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

PROHIBITED DEVELOPMENT

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 MAJOR UTILITY INSTALLATION

Airport Mining industry
Animal care facility Mobile home park
Animal husbandry Municipal depot

Boarding house Nature conservation area

Bulk landscape supplies Offensive industry

Bulky goods retailing Office

Business agency Plant and equipment hire establishment

Caretakers residence Plantation forestry
Cemetery Playing field
Civic administration Produce market
Communications facility Railway use

Corrections facility Recyclable materials collection

Defence installation Recycling facility
Emergency services facility RESIDENTIAL USE

Farm tourism Road

Financial establishment Sand and gravel extraction
Freight transport facility Scientific research establishment

Funeral parlour Service station
General industry Stock/sale yard

Hazardous industry Store

Hazardous waste facility
Incineration facility
Industrial trades

Vehicle sales
Veterinary hospital

Land fill site Warehouse

Land management facility Waste transfer station

Light industry (Except Craft workshop) Woodlot

Liquid fuel depot

4.1 CZ6 – Leisure and Accommodation Zone Development Table

Effective: 31 March 2008

PROHIBITED DEVELOPMENT A development application can not be made			
Specific areas have developments that are prohibited in those areas. These areas and the additional developments are listed below			
Site Identifier	Development		
Belconnen Section 65 and Section 187 (Figure 2)	Caravan park / Camping ground		
	Drive in cinema		
	Group or organised camp		
	Overnight camping area		
City Section 65	SHOP (except for personal services or shops		
(Figure 3)	ancillary to other permitted uses)		

OTHER CODES			
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:			
No precinct Code 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	Signs		
Bicycle Parking	Parking and Vehicular Access		
Communications Facilities and Associated Infrastructure	Planning for Bushfire Risk Mitigation		
Community and Recreation Facilities Location Guidelines	Water Ways: Water Sensitive Urban Design		
Crime Prevention Through Environmental Design			

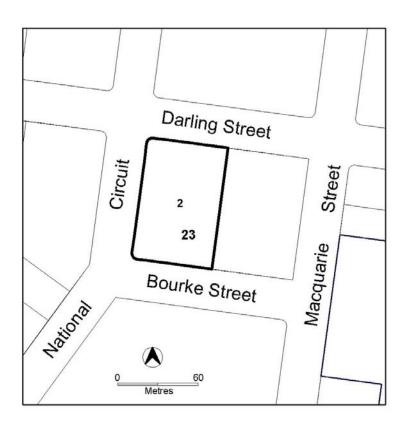


Figure 1 Barton Section 23

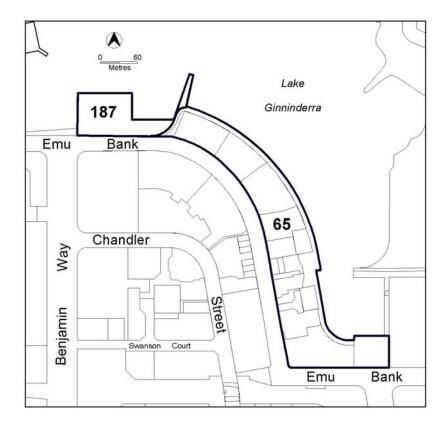


Figure 2 Belconnen Section 65 and Section187

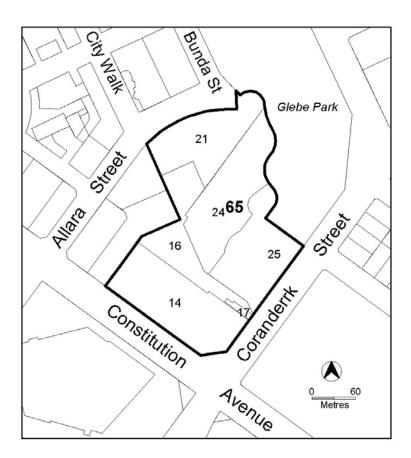


Figure 3 City Section 65

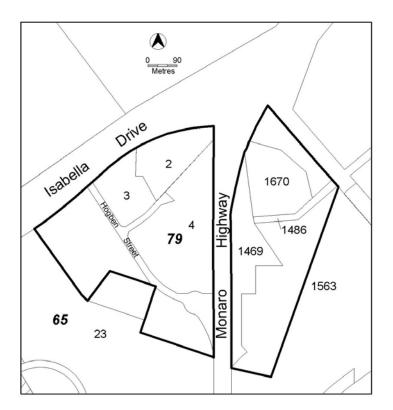


Figure 4 Gilmore and Tuggeranong District

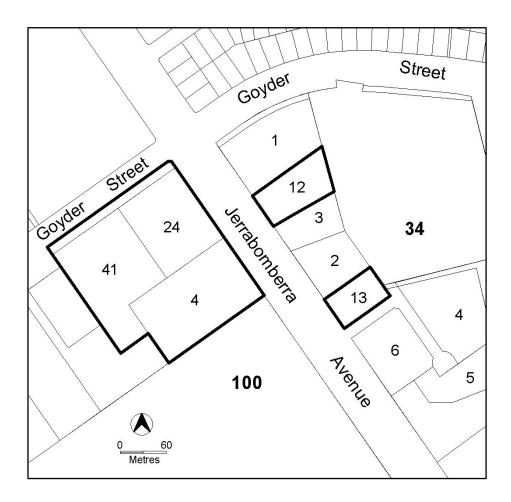


Figure 5 Narrabundah

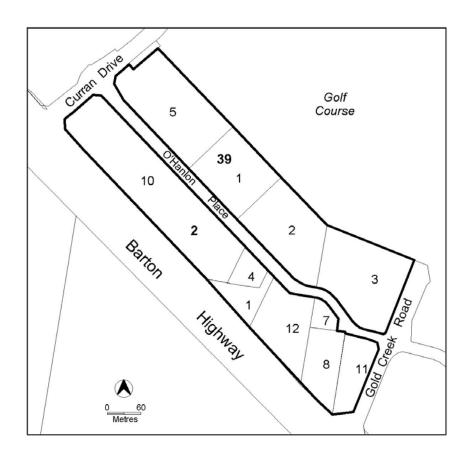


Figure 6 Nicholls

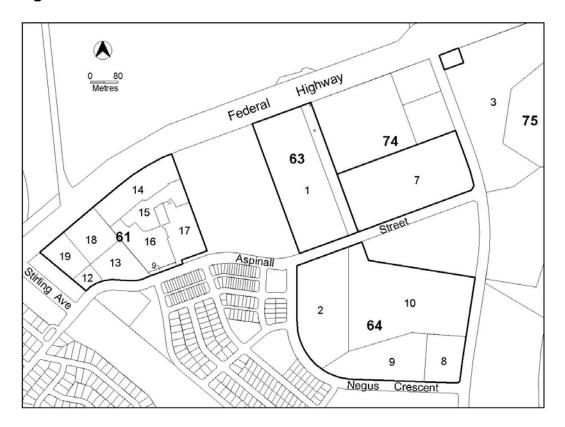


Figure 7 Watson

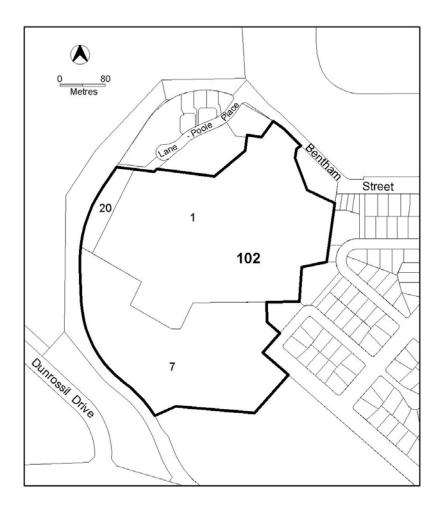


Figure 8 Yarralumla