

## **CZ2 – Business Zone**

### **Zone Objectives**

- a) Provide for office and business sites that are accessible to public transport and convenience retailing and services
- b) Provide a diverse range of accommodation sizes and locations for offices close to the retail core
- c) Encourage provision of convenient outlets for goods, services and facilities to meet the needs of the workforce
- d) Create vibrant lively pedestrian routes and public spaces
- e) Ensure a high quality urban environment through use of sustainable design and materials and maintain a high level of amenity for employees and the public

## CZ2 – Business 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>   |   |
| Varying a lease to do one or more of the following:  |   |
| <ol style="list-style-type: none"> <li>1. express or change the number of approved or lawfully erected units</li> <li>2. remove, relocate or change easements.</li> </ol>  |   |
| <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 use   |
| car park   | NON RETAIL COMMERCIAL USE   |
| civic administration   | outdoor recreation facility   |
| club   | parkland  |
| COMMERCIAL ACCOMMODATION USE   | pedestrian plaza  |
| communications facility  | place of assembly   |
| COMMUNITY USE  | public transport facility   |
| consolidation  | recyclable materials collection   |
| craft workshop   | RESIDENTIAL USE   |
| demolition   | restaurant  |
| development in a location and of a type identified in a precinct map as additional merit track development   | SHOP  |
| drink establishment  | sign  |
| emergency services facility  | subdivision   |
| home business  | temporary use   |
| indoor entertainment facility  | tourist facility  |
| indoor recreation facility   | varying a lease (where not prohibited, code track or impact track assessable) |
| minor road   |   |
| <b>MINIMUM ASSESSMENT TRACK<br/>IMPACT</b>   |   |
| Development listed below requires a development application and is assessed in the impact track  |   |
| <ol style="list-style-type: none"> <li>1. Development that is not:               <ol style="list-style-type: none"> <li>a. Exempt, code track or merit track development (see section 132 of the Planning and Development Act 2007); or</li> <li>b. Prohibited development, other than development that is permitted under s137 of the Planning and Development Act 2007.</li> </ol> </li> <li>2. Development specified in schedule 4 of the Planning and Development Act 2007 and not listed as a prohibited use in this table.</li> <li>3. Development that is authorised by a lease and listed as a prohibited use in this table.</li> <li>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.</li> </ol> |   |

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   | mining industry   |
| airport   | mobile home park  |
| animal care facility  | municipal depot   |
| animal husbandry  | nature conservation area  |
| aquatic recreation facility   | offensive industry  |
| boarding house  | overnight camping area  |
| bulk landscape supplies   | plant and equipment hire establishment  |
| caravan park/camping ground   | plantation forestry   |
| cemetery  | playing field   |
| corrections facility  | produce market  |
| defence installation  | railway use   |
| development in a location and of a type identified in a precinct map as additional prohibited development | recycling facility  |
| drive-in cinema   | road  |
| farm tourism  | sand and gravel extraction  |
| freight transport facility  | scientific research establishment   |
| funeral parlour   | service station   |
| general industry  | stock/sale yard   |
| group or organised camp   | store   |
| hazardous industry  | transport depot   |
| hazardous waste facility  | varying a lease to add a use listed as "prohibited development" in this development table |
| incineration facility   | vehicle sales   |
| industrial trades   | veterinary hospital   |
| land fill site  | warehouse   |
| land management facility  | waste transfer station  |
| light industry (except for craft workshop)  | woodlot   |
| liquid fuel depot   | zoological facility   |
| MAJOR UTILITY INSTALLATION  |   |

### RELEVANT CODE

Development proposals must comply with the Commercial 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 *store* alone is prohibited, but could be considered if it is ancillary to a *shop* which is an assessable development under the merit track.